



Salt Spring Island Local Trust Committee Minutes of a Regular Meeting

Date: Thursday, May 14, 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: Stefan Cermak, Acting Regional Planning Manager (A/RPM)
Kristin Aasen, Planner 2
Jason Youmans, Planner 1
Seth Wright, Planner 1
Linda Adams, Chief Administrative Officer (CAO)
Sarah Shugar, Recorder

Media and Others Present: Wayne McIntyre, Capital Regional District (CRD) Director
Gulf Islands Driftwood Reporter
Approximately 2 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. APPROVAL OF AGENDA

The following supplemental item to the agenda was presented for consideration:
17.3 Watershed Management - Interim Staff Report

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 April 16, 2015 SSI LTC Regular Meeting

By general consent, the Salt Spring Island Local Trust Committee Minutes of April 16, 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 April 2, 2015 Advisory Planning Commission Meeting

The minutes were received for information.

3.3.2. Draft Minutes of the April 30, 2015 Advisory Planning Commission Meeting

The minutes were received for information.

SS-2015-95

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to provide a presentation on the current status of the Industrial Land Use Project and the process for implementation of the recommendations in the Industrial Advisory Planning Commission report.

CARRIED

3.3.3. Draft Minutes of the April 2, 2015 Agricultural Advisory Planning Commission Meeting

The minutes were received for information.

4. BUSINESS ARISING FROM MINUTES

4.1. Follow-Up Action List

The report was received.

5. COMMUNITY INFORMATION MEETING – None

6. PUBLIC HEARING – None

CAO Adams joined the meeting at 9:52 a.m.

7. REPORTS

7.1. Work Program Top Priorities Report

The report was received.

A/RPM Cermak and CAO Adams provided verbal updates regarding staffing.

7.2. Projects List

The report was received.

7.3. Applications with Status Report

The report was received.

7.4. Expense Report

The report was received.

7.5. Trust Council Strategic Plan

CAO Adams presented a request for decision dated April 30, 2015 regarding the Trust Council Strategic Plan - Comments of the Salt Spring Island Local Trust Committee.

SS-2015-96

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee recommend to Trust Council that the potential objectives and strategies in the Discussion Draft of the Strategic Plan for 2014-2018 be amended as follows:

- Development of a Vision Statement for Islands Trust;
- Lower the ecological footprint of the communities within the Islands Trust;
- Improve Islands Trust cost effectiveness and resilience;
- Protect, restore and enhance community and socio-economic diversity and stability as follows:
 - Reduce or eliminate the large proportion of tax revenue exported out of the Trust Area;
 - Increasing the depth of connectivity between the majority of Islands Trust staff and the communities and island residents they serve;
 - Shift job opportunities that arise within the Islands Trust to the areas served by the Trust;
 - Address challenges of an aging population;
 - Address climate change and rising sea levels;
 - Address BC Ferries service delivery;
 - Protect quality and quantity of water resources;
 - Ensure development does not exceed levels of a sustainable water supply;
 - Maximize resource efficiency;
 - Implementation of Riparian Areas Regulations;
 - Protection of the Salish Sea:
 - Promote the uniqueness of the Puget Sound/Salish Sea and its potential to be identified as a United Nations Biosphere Reserve, a centre of excellence, and a Provincial crown jewel.

CARRIED

8. CLOSED MEETING

8.1. Motion to Close the Meeting

SS-2015-97

At 10:51 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) concerning personal information about an identifiable individual who is being considered for a position appointed by the Local Trust Committee, Section 90(1)(c) concerning labour relations or other employee relations and Section 90(1)(g) concerning litigation or potential litigation affecting Islands Trust and that staff be invited to remain.

CARRIED

8.2. Motion to Open the Meeting

SS-2015-98

At 11:44 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

8.3. Rise and Report

The Salt Spring Island Local Trust Committee re-appoint Bob Rush and Jack Woodward as members of the Salt Spring Island Board of Variance for a three-year term, effective immediately.

The Salt Spring Island Local Trust Committee direct staff to advertise to fill the vacancy on the Board of Variance.

9. CORRESPONDENCE

9.1. Capital Regional District - Dated March 17, 2015 - Concerning Park Land Dedication of 2163 Fulford-Ganges Road (SS-SUB-2014.2 & SS-SUB-2015.3)

The correspondence was received for information.

9.2. Ryzuk Geotechnical - Dated April 16, 2015 - Concerning 327 Tripp Road (SS-DP-2014.9)

The correspondence was received for information.

Chair Luckham called a recess at 11:48 a.m. The meeting reconvened at 12:03 p.m.

10. TRUSTEE REPORTS

Trustee Grams reported that he attended meetings with the following: the Salt Spring Watershed Protection Authority (SSIWPA); the SSIWPA Public Advisory Committee (PAC); the SSIWPA Technical Advisory Committee (TAC); the second SSIWPA Structured Decision Making Workshop for the development of an Integrated Watershed Management Plan for St. Mary Lake; Executive Committee; Trust Fund Board; the Saturna Island Local Trust Committee; the Mayne Island Local Trust Committee; the North Pender Island Local Trust Committee; with several members of the community regarding Island Governance; and with a resident of the Fort Street/Walker's Hook (Grantville) neighbourhood regarding

development on quarter acre lots. He also met with the Assistant Deputy Minister of Community, Sport and Cultural Development regarding the renaming of the Trust Fund Board, bylaw approvals, First Nations engagement, Salt Spring Island Incorporation, and potential amendments to the Islands Trust Policy Statement. Additionally, he officiated the unveiling of the "Kid's Don't Float" installations at Kanaka and Centennial Docks that offer free loans of children's life vests. He also attended a First Nations reconciliation event in Cowichan entitled "Understanding Your Village". Trustee Grams noted that the deadline for expressions of interest for the Incorporation Study Committee has closed and interviews will be conducted over the next two weeks.

Trustee Grove reported that he attended meetings with the following: the BC Ferries Advisory Committee where the Fulford Terminal upgrade was announced; with members of the community and staff regarding the Ganges Boardwalk project; the Community Economic Development Commission (CEDC); with various groups regarding homelessness and affordable housing; and a Seniors Housing Conference. He also attended the second Salt Spring Island Watershed Protection Authority (SSIWPA) Structured Decision Making Workshop for the development of an Integrated Watershed Management Plan for St. Mary Lake as well as the 2015 Earth Day Celebration in Centennial Park.

11. CHAIR'S REPORT

Chair Luckham reported that he attended the following: the Howe Sound Forum on Bowen Island with members of the Bowen Island Council and Squamish First Nation; and several meetings regarding the Trust Council Strategic Planning process. He also noted Trust Council will be held from June 23 to 25, 2015 on Galiano Island where the Community Stewardship Award nominations will be presented.

12. TRUST FUND BOARD REPORT

Chair Luckham presented the Trust Fund Board report dated April 2015.

13. CRD DIRECTOR'S REPORT

Capital Regional District (CRD) Director McIntyre reported that he attended meetings with the following: the Incorporation Study Committee coordinator; BC Ferries Executives and Senior Management regarding various ferry issues; the Salt Spring Island Watershed Protection Authority (SSIWPA); the Chair of the Housing Council regarding affordable housing and housing needs on Salt Spring Island; the Driftwood publisher regarding the new buy local program; the Community Economic Development Commission (CEDC) regarding the Community Economic Development Strategy and Action Plan, discussion of a Healthy Harbour Program for Ganges and where the "Experience the Gulf Islands" and "Tour des Iles" initiatives were endorsed; the Salt Spring Island Transportation Commission (SSITC) regarding the Harbour's End project, the Rainbow Road project and a partnership with Island Pathways; the Salt Spring Island Parks and Recreation Commission (PARC) regarding new fees at Rainbow Road Pool; a crime prevention discussion with the Royal Canadian Mounted Police (RCMP); a Long Harbour rowing regatta; and the Community Recreational Needs Assessment. He noted a grant was received for the restoration of the Japanese Charcoal Pit Kilns in Mouat Park. He also attended the CRD Board meeting where the CRD Board 2015-2018 Strategic Plan was adopted, the Maliview Sewer System design was approved, the Regional Housing Trust Fund approved two housing projects, the Ganges Sewer referendum options were approved, deer and goose management strategies

were discussed, a four year extension for the Multi-Material BC program (Rainbow Road Recycling Depot) was approved, and new Commission members were approved. Additionally, he attended the 2015 Earth Day Celebrations; the second Salt Spring Island Watershed Protection Authority (SSIWPA) Structured Decision Making Workshop for the development of an Integrated Watershed Management Plan for St. Mary Lake; and the 2015 BC Nature Conference "Living by the Salish Sea, Protecting Our Eco-Region".

14. DELEGATIONS

14.1. Salt Spring Island Parks and Recreation Commission (PARC) - Chair J. Suk

John Suk, Chair of the Salt Spring Island Parks and Recreation Commission (PARC), spoke to concerns regarding parkland dedication practices.

15. TOWN HALL AND QUESTIONS

Chair Luckham opened the Town Hall at 12:39 p.m.

Five members of the public expressed concern for septic setbacks and well water contamination regarding the development of quarter acre lots in the Fort Street/Walker's Hook (Grantville) neighbourhood and expressed support for the proposed 30.5 meter separation between septic fields and wells.

One member of the public spoke to the Riparian Areas Regulation (RAR) and provided a written submission dated May 14, 2015 entitled "The State of the Trust."

16. APPLICATIONS AND REFERRALS

16.1. SS-RZ-2015.2 - H. Otto - 805A Lower Ganges Road

Planner Wright presented a staff report dated May 7, 2015 regarding a Rezoning application to amend Land Use Bylaw zone PR3(a) to allow a Squash Court facility.

Applicant Herb Otto and Salt Spring Squash Club President Markus Wenzel were present and spoke to the application.

Further to discussion the following resolution was introduced.

SS-2015-99

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to prepare a draft bylaw to amend Salt Spring Island Land Use Bylaw No. 355 to rezone Section 6, Range 2 East, North Salt Spring Island, Cowichan District, except the easterly 6.75 chains thereof; except Parcel B (DD 77036I), and except part In Plan 14185 to allow the additional use of two squash courts (SS-RZ-2015.2, 805A Lower Ganges Road).

CARRIED

Trustee Grove declared a conflict of interest with item 16.2 and left the meeting at 1:00 p.m.

16.2. SS-RZ-2015.1 - E. Van Soeren - 150 Douglas Road

Planner Youmans presented a staff report dated May 5, 2015 regarding a Rezoning application to amend the Land Use Bylaw from R9 to a R9 variant.

Applicant Eric van Soeren was present and spoke to the application.

Further to discussion the following resolutions were introduced.

SS-2015-100

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee refer application SS-RZ-2015.1 to the Advisory Planning Commission and the Ministry of Transportation and Infrastructure for review and comment (150 Douglas Road).

CARRIED

SS-2015-101

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to request that the applicants for SS-RZ-2015.1 host a Community Information Meeting to gather neighbourhood feedback on the proposed rezoning (150 Douglas Road).

CARRIED

SS-2015-102

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to prepare a draft bylaw to amend the Salt Spring Island Land Use Bylaw No. 355 to rezone Lot 1, Section 19, Range 4 East, North Salt Spring Island, Cowichan District, Plan VIP55672 from R9 to an R9 variant (SS-RZ-2015.1, 150 Douglas Road).

CARRIED

Trustee Grove returned to the meeting at 1:23 p.m.

16.3. SS-SUB-2011.5 - Shepherd Holdings Ltd. - 820 Mt. Maxwell Road

Planner Youmans presented a staff report dated May 3, 2015 regarding a proposed 6 lot Subdivision application and related covenants.

Applicant Peter Stepaniuk was present and spoke to the application.

Further to discussion the following resolutions were introduced.

SS-2015-103

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee accept a conservation covenant under section 219 of the Land Title Act from the registered owner(s) of Lot 1, District Lots 14 and 15, North Salt Spring Island, Cowichan District, Plan 14508, Except That Part In Plans 22745 and 47167, and designate any member of the Local Trust Committee to sign the Covenant attached as Appendix 1 (SS-SUB-2011.5, 820 Mt. Maxwell Road).

CARRIED

SS-2015-104

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee accept a no further subdivision covenant under section 219 of the Land Title Act for proposed Lot 2 from the registered owner(s) of Lot 1, District Lots 14 and 15, North Salt Spring Island, Cowichan District, Plan 14508, Except That Part In Plans 22745 and 47167, and designate any member of the Local Trust Committee to sign the Covenant attached as Appendix 2 (SS-SUB-2011.5, 820 Mt. Maxwell Road).

CARRIED

SS-2015-105

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(s) of Lot 1, District Lots 14 and 15, North Salt Spring Island, Cowichan District, Plan 14508, Except That Part In Plans 22745 and 47167, and designate any member of the Local Trust Committee to sign the Covenant attached as Appendix 3 (SS-SUB-2011.5, 820 Mt. Maxwell Road).

CARRIED

SS-2015-106

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee accept a use restriction covenant under section 219 of the Land Title Act for proposed Lots 2, 3 and 5 from the registered owner(s) of Lot 1, District Lots 14 and 15, North Salt Spring Island, Cowichan District, Plan 14508, Except That Part In Plans 22745 and 47167, and designate any member of the Local Trust Committee to sign the Covenant attached as Appendix 4 (SS-SUB-2011.5, 820 Mt. Maxwell Road).

CARRIED

16.4. SS-ALR-2015.1 - R. Bloch - 150 Suffolk Road

Planner Youmans presented a staff report dated May 5, 2015 regarding an Agricultural Land Commission (ALC) Application for Non-Farm Use (Farmworker Housing).

Applicant Rebecca Bloch was present and spoke to the application.

Further to discussion the following resolution was introduced.

SS-2015-107

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee refer application SS-ALR-2015.1 for That Part of Section 9, Range 1 East, North Salt Spring Island, Cowichan District, Which is Situate on the East Side of St. Mary Lake, Except Parts in Plans 4754 and 17183, and Except Part Lying East of North End Road, to the Salt Spring Island Agricultural Advisory Planning Commission for review and comment (150 Suffolk Road).

CARRIED

16.5. SS-RZ-2014.1 - D. Borrowman - 315 Upper Ganges Road

Planner Aasen presented a staff report dated May 7, 2015 regarding a Rezoning application – Bylaw 479 (Merchants Mews) for consideration of adoption.

SS-2015-108

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee adopt proposed Bylaw No. 479, cited as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 3, 2014” (SS-RZ-2014.1, 315 Upper Ganges Road).

CARRIED

17. LOCAL TRUST COMMITTEE PROJECTS

17.1. 4020 - Ganges Village Area Plan - Ganges Boardwalk

Planner Aasen presented a staff report dated May 7, 2015 detailing waterfront landowner discussion for the Ganges Boardwalk Project.

Further to discussion the following resolutions were introduced.

SS-2015-109

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to draft a scope of work for an appraisal of the amenity value of the completion of the Ganges Boardwalk relative to the net increase in value accrued by additional development potential for the properties subject to the Ganges Boardwalk Project Charter.

CARRIED

SS-2015-110

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to draft a scope of work for a review of the ecological values and potential for restoration along the subject area for the Ganges Boardwalk project.

CARRIED

17.2. 4000 - Fort Street Neighborhood

Planner Aasen presented a staff report dated May 7, 2015 regarding the Fort Street/Walker’s Hook neighbourhood (Grantville) Project.

Further to discussion the following resolutions were introduced.

SS-2015-111

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee amend the Grantville Project Charter, to include in scope the consideration to provide betterment of septic systems within 30.5 meters of wells at the time of field replacement.

CARRIED

SS-2015-112

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee endorse in principle the Grantville Project Charter v.1, dated May 7, 2015.

CARRIED

SS-2015-113

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to draft an amendment to the Land Use Bylaw to require a minimum 30.5 meter separation between sewage disposal fields and wells.

CARRIED

Chair Luckham called a recess at 2:19 p.m. The meeting reconvened at 2:23 p.m.

17.3. 4014 - Watershed Management

A/RPM Cermak presented a staff report dated May 12, 2015 regarding Watershed Management.

Further to discussion the following resolution was introduced.

SS-2015-114

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve in general the terms of reference included in the Staff Report dated May 8, 2015 and directs staff to issue a contract for the development of a water conservation and water demand management plan.

CARRIED

17.4. 4016 - Riparian Areas Regulation Salt Spring Island

A/RPM Cermak presented a staff report dated April 21, 2015 regarding proposed Bylaw 480 for consideration of adoption.

SS-2015-115

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee adopt proposed Bylaw 480 cited as "Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Amendment No. 2, 2014."

CARRIED

17.5. 4016 - Riparian Areas Regulation Prevost Island

A/RPM Cermak presented a staff report dated April 16, 2015 regarding proposed Bylaw 482 for consideration of adoption.

SS-2015-116

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee adopt proposed Bylaw 482, cited as "Zoning Bylaw, Planning Area No. 4, 1972, Amendment Bylaw No. 1, 2014."

CARRIED

18. OTHER BUSINESS

18.1. New Business

18.1.1. Islands Trust Fund - IT-NAP-2015.1

A memorandum dated April 23, 2015 was received.

18.1.2. Galiano Island Local Trust Committee - Bylaw No. 250

A/RPM Cermak presented a memorandum dated April 30, 2015 regarding Bylaw Referral No. 250 from the Mayne Island Local Trust Committee.

Further to discussion the following resolution was introduced.

SS-2015-117

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to respond to the referral from the Galiano Island Local Trust Committee for Bylaw No. 250 indicating that interests are unaffected.

CARRIED

18.1.3. Galiano Island Local Trust Committee - Bylaws No. 251 & 252

A/RPM Cermak presented a memorandum dated May 1, 2015 regarding Bylaw Referral No. 251 and 252 from the Mayne Island Local Trust Committee.

Further to discussion the following resolution was introduced.

SS-2015-118

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to respond to the referral from the Galiano Island Local Trust Committee for Bylaws No. 251 and 252 indicating that interests are unaffected.

CARRIED

19. UPCOMING MEETINGS

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled for 9:30 a.m. on June 11, 2015 at the Hart Bradley Hall (Lions Club), 103 Bonnet Avenue, Salt Spring Island.

20. ADJOURNMENT

By general consent the meeting was adjourned at 2:43 p.m.

Peter Luckham, Chairperson

CERTIFIED CORRECT:

Sarah Shugar, Recorder