



Salt Spring Island Local Trust Committee Minutes of a Regular Meeting

Date: Thursday, June 11, 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)
Seth Wright, Planner 1
Miles Drew, Bylaw Enforcement Manager (BEM)
Thomas Loo, Bylaw Enforcement Officer (BEO)
Kristine Mayes, Planning Team Assistant
Jamie Pritchard, Co-operative Student
Sarah Shugar, Recorder

Media and Others Present: Wayne McIntyre, Capital Regional District (CRD) Director
Gulf Islands Driftwood Reporter
Approximately 1 member of the public - a.m.
Approximately 14 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 9:31 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:

- 14.1 Salt Spring Island Transportation Commission (SSITC) - Chair R. Williams & Nancy Krieg
- 17.1.3 Capital Regional District (CRD) Canada 150 Fund Application for the Ganges Seawalk (Peck's Cove Park) Request for Support

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 May 14, 2015 SSI LTC Regular Meeting

By general consent the Salt Spring Island Local Trust Committee Minutes of May 14, 2015 be amended add "the" prior to "Industrial Land Use Project" in Item 3.3.2 in resolution SS-2015-95, and that the minutes be adopted as amended.

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 May 28, 2015 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

7. REPORTS

7.1. SS/Applications (General) Dormant Applications

Planner Wright presented a staff report dated June 3, 2015 regarding Dormant Applications.

Further to discussion the following resolution was introduced.

SS-2015-119

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to close application files SS-SUB-2007.5 and SS-SUB-2009.7.

CARRIED

7.2. Advisory Planning Commissions and Board of Variance

A/RPM Cermak provided a verbal report regarding appointments for the Advisory Planning Commissions and Board of Variance.

7.3. Work Program Top Priorities Report

The report was received.

7.4. Projects List

The report was received.

Further to discussion the following resolutions were introduced.

SS-2015-120

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee add Land Use Bylaw Update - Rural Watershed Uses to the Top Priorities list.

CARRIED

SS-2015-121

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to provide a draft Project Charter regarding the Land Use Bylaw Update - Rural Watershed Uses by the August 2015 meeting.

CARRIED

Trustees noted that "pending further information from North Salt Spring Waterworks District" should be added to the Land Use Bylaw Update: Affordable Housing and the Land Use Bylaw Update: Cottages projects.

7.5. Applications with Status Report

The report was received.

7.6. Expense Report

The report was received.

7.7. Bylaw Enforcement - Unauthorized Dwellings - Enforcement

BEM Drew presented a staff report dated June 11, 2015 regarding Enforcement of Unauthorized Dwellings.

Further to discussion the following resolution was introduced.

SS-2015-122

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct bylaw enforcement staff to commence enforcement activities on unlawful dwellings following preparation by Bylaw Enforcement of an implementation strategy that is approved by the Salt Spring Island Local Trust Committee.

CARRIED

8. LOCAL TRUST COMMITTEE PROJECTS – None

9. CORRESPONDENCE – None

Chair Luckham called a recess at 11:04 a.m. The meeting reconvened at 11:05 a.m.

Chair Luckham called a recess at 11:11 a.m. The meeting reconvened at 12:02 p.m.

10. TRUSTEE REPORTS

Trustee Grove reported that he attended meetings with the following: the Water Council; the Community Economic Development Commission (CEDC); with the Chair of the Salt Spring Island Transportation Commission (SSITC) regarding the proposed Kanaka Plaza and Seawalk designs; and the Financial Planning Committee (FPC). He also noted as Chair of the Financial Planning Committee (FPC), he will be sitting on the hiring Committee for the new Islands Trust Chief Administrative Officer (CAO) as Linda Adams will be retiring in January 2016. He attended the grand opening of the new Salt Spring Island Conservancy facility at Blackburn Lake and an Islands Trust workshop for Chairpersons regarding meeting best practices and procedures and also spoke to water concerns on Salt Spring Island. Trustee Grove noted the Incorporation Study Committee is scheduled to have their inaugural meeting on June 15, 2015 at 4:30 p.m. at the Wellness Centre and that members of the public are welcome.

Trustee Grams reported that he attended meetings with the following: the Salt Spring Island Watershed Protection Authority (SSIWPA) Technical Advisory Committee (TAC); the third and final Salt Spring Island Watershed Protection Authority (SSIWPA) Structured Decision Making Workshop for the development of an Integrated Watershed Management Plan for St. Mary Lake; the Trust Programs Committee and the Saturna Island Local Trust Committee. He also attended an Islands Trust workshop for Chairpersons regarding meeting best practices and procedures. Trustee Grams noted as a member of the Executive Committee he will be sitting on the hiring Committee for the new Islands Trust Chief Administrative Officer (CAO). He also acknowledged and expressed his appreciation for the regular updates provided by Capital Regional Director Wayne McIntyre.

11. CHAIR'S REPORT

Chair Luckham reported that he attended an Islands Trust workshop for Chairpersons regarding meeting best practices and procedures. He spoke to the strategic plan that will be discussed at the upcoming Islands Trust Council which is scheduled to take place on Galiano Island from June 23 to 25, 2015. He also announced an Islands Trust press release asking the Province of British Columbia to invest an additional \$11 to \$14 million annually for four years to reduce fares on all BC Ferries minor routes.

12. TRUST FUND BOARD REPORT

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

13. CRD DIRECTOR'S REPORT

Capital Regional District (CRD) Director McIntyre reported that he attended meetings with the following: the third and final Salt Spring Island Watershed Protection Authority (SSIWPA) Structured Decision Making Workshop for the development of an Integrated Watershed Management Plan for St. Mary Lake; the Community Economic Development Commission (CEDC) regarding the Community Economic Development Strategy and Action Plan; with the Salt Spring Island Transportation Commission (SSITC); with the Community Economic Development Commission (CEDC); the Salt Spring Island Parks and Recreation Commission (PARC) regarding the Canada 150 Fund; the Emergency Services Coordinator regarding oil

spill response and the Points of Distribution (POD) Program; the Drake Road Affordable Housing Project Steering Committee; and the Environmental Services Commission regarding the release of the Climate Action Plan and endorsement of the Integrated Solid Waste and Resource Management Plan. He noted a proposed residential water conservation grant program will be discussed at the next Electoral Area Services Committee meeting and that the Capital Regional District (CRD) is undertaking a housing realignment strategy and will be integrating the Regional Housing Trust Fund, the Homeless Partners Strategy, the Greater Victoria Coalition to End Homelessness and the Development of Affordable Housing. He also attended the Gulf Island Secondary School Graduation Ceremony and visited the Islands Trust Bike to Work celebration station for which he acknowledged staff for their participation. He noted the Capital Regional District (CRD) has approved financial support for the inaugural Gulf Islands Tour des Iles which provides free boat shuttles connecting Salt Spring Island, Galiano Island, Mayne Island, Saturna Island and North Pender Island which is happening from June 18 to June 21, 2015. Lastly, he invited the public to attend a political forum with representatives of three levels of on June 13, 2015, 4:00 p.m. to 6:00 p.m. at the Salt Spring Island Middle School.

14. DELEGATIONS

14.1. Salt Spring Island Transportation Commission (SSITC) - Chair R. Williams & Nancy Krieg

Robin Williams, Chair of the Salt Spring Island Transportation Commission (SSITC) and Nancy Krieg, Landscape Architect for Whitepine Consulting provided a presentation regarding a Canada 150 Fund application for the Peck's Cove Park portion of the Ganges Seawalk.

15. TOWN HALL AND QUESTIONS

Chair Luckham opened the Town Hall at 12:45 p.m.

Three members of the public expressed support for application SS-TUP-2015.2.

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

One member of the public spoke to bylaw enforcement policies regarding site visits. In response, BEM Drew spoke to bylaw enforcement policies.

One member of the public spoke to practices concerning delegations and provided a written submission dated June 11, 2015 entitled "Of Watchdogs and Copycats".

16. APPLICATIONS AND REFERRALS

16.1. SS-TUP-2015.2 - E. & K. Beamish & N. Williams - 248 Upper Ganges Road

Planner Wright presented a staff report dated June 4, 2015 regarding a Temporary Use Permit for Equipment and Small Engine Servicing and Sales.

Applicants Eric Beamish, Kim Beamish, and Nicholas Williams as well as Emily Meyers, a representative of the applicants, were present and spoke to the application.

One member of the public spoke to property values in relation to Industrial land.

One member of the public spoke to public notification process for Temporary Use Permits.

One member of the public spoke to the Clean Marine BC Marina Eco-rating Program.

Further to discussion the following resolutions were introduced.

SS-2015-123

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee amend Proposed Temporary Use Permit SS-TUP-2015.2 as provided in Appendix 1 of the Staff Report, dated June 4, 2015 (248 Upper Ganges Road).

CARRIED

SS-2015-124

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve issuance of Temporary Use Permit SS-TUP-2015.2 for Lot A, Section 4, Range 4 East, North Salt Spring Island, Cowichan District, Plan 42183 (248 Upper Ganges Road) conditional upon:

- a. Receipt of a storm water drainage report as outlined in Official Community Plan Bylaw No. 434 Guideline E.2.12 and that addresses potential impacts from pollutants;
- b. Receipt of a landscaping plan from a registered landscaping professional containing acceptable mitigation measures including measures for noise reduction and vegetation screening to reduce impacts on adjacent properties and the environment; and
- c. Installation of trail signage to support pedestrian safety.

CARRIED

Chair Luckham called a recess at 1:59 p.m. The meeting reconvened at 2:05 p.m.

16.2. SS-RZ-2013.3 - Bylaws No. 476 & 477 - R. Kellyn - 119-150 Ashya Road

A/RPM Cermak presented a staff report dated June 1, 2015 regarding an application to amend the Official Community Plan and Land Use Bylaw.

Further to discussion the following resolutions were introduced.

SS-2015-125

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee accept a water efficiency, energy efficiency, and disclosure statement covenant under section 219 of the Land Title Act from the registered owners of Strata Lots 1-9, and Common Property, Section 4 Range 1 South Salt Spring Island Cowichan District Plan VIS6778, and designate any member of the Local Trust Committee to sign the covenant (SS-RZ-2013.3, 119-150 Ashya Road).

CARRIED

SS-2015-126

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee adopt Proposed Bylaw No. 476, cited as "Salt Spring Island Official Community Plan, 2008, Amendment No. 1, 2014" (SS-RZ-2013.3, 119-150 Ashya Road).

CARRIED

SS-2015-127

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee adopt Proposed Bylaw No. 477, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 1, 2014" (SS-RZ-2013.3, 119-150 Ashya Road).

CARRIED

17. OTHER BUSINESS

17.1. New Business

17.1.1. Galiano Island Local Trust Committee - Bylaws No. 242 & 243

A/RPM Cermak presented a memorandum dated May 28, 2015 regarding Bylaw Referral Nos. 242 and 243 from the Galiano Island Local Trust Committee.

Further to discussion the following resolution was introduced.

SS-2015-128

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. 242 and 243 indicating that interests are unaffected.

CARRIED

17.1.2. Galiano Island Local Trust Committee - Bylaws No. 254 & 255

A/RPM Cermak presented a memorandum dated May 28, 2015 regarding Bylaw Referral Nos. 254 and 255 from the Galiano Island Local Trust Committee.

Further to discussion the following resolution was introduced.

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. 254 and 255 indicating that interests are unaffected.

An amendment to the main motion was introduced as follows:

SS-2015-129

It was MOVED and SECONDED,

to amend the motion by adding "and that the Salt Spring Island Local Trust Committee wishes to express its appreciation of promoting resource efficiency".

CARRIED

The question on the motion, as amended, was then called:

SS-2015-130

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. 254 and 255 indicating that interests are unaffected and that the Salt Spring Island Local Trust Committee wishes to express its appreciation of promoting resource efficiency.

CARRIED

17.1.3. Capital Regional District (CRD) Canada 150 Fund Application for the Ganges Seawalk (Peck's Cove Park) Request for Support

Further to discussion the following resolution was introduced.

SS-2015-131

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee support the Capital Regional District request for Canada 150 grant funding and write a letter of support.

CARRIED

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 July 9, 2015 at the Hart Bradley Hall (Lions Club), 103 Bonnet Avenue, Salt Spring Island.

20. ADJOURNMENT

By general consent the meeting was adjourned at 2:06 p.m.

Peter Luckham, Chairperson

CERTIFIED CORRECT:

Sarah Shugar, Recorder