



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

**Date:** Thursday, July 9, 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)  
Jason Youmans, Planner 2  
Seth Wright, Planner 1  
Claire Olivier, Legislative Clerk  
Sarah Shugar, Recorder

**Media and Others Present:** Wayne McIntyre, Capital Regional District (CRD) Director  
Gulf Islands Driftwood Reporter  
Approximately 4 member of the public - a.m.  
Approximately 13 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:

- 9.1.1 Salt Spring Island Farmland Trust - Dated July 6, 2015 - Concerning the Farm Centre for Food Security (Beddis Road Produce Centre) - Additional Correspondence Received
- 16.2.1 SS-TUP-2015.2 - E. & K. Beamish and N. Williams - 248 Upper Ganges Road - Additional Correspondence Received

The following additions to the agenda were presented for consideration:

- 7.5 Expense Report - Report dated June 2015

**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 June 11, 2015 SSI LTC Regular Meeting

**By general consent**, the Salt Spring Island Local Trust Committee Minutes of June 11, 2015 were adopted.

**3.2 Resolutions Without Meeting Report - None**

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

3.3.1 Draft Minutes of the June 25, 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**

**7. REPORTS**

**7.1 Work Program Top Priorities Report**

A/RPM Cermak provided a verbal report regarding the Ganges Seawalk project.

The report was received.

**7.2 Projects List**

The report was received.

**7.3 Applications with Status Report**

The report was received.

**7.4 Trust Council Strategic Plan**

A request for decision dated June 29, 2015 was presented regarding Phase II of Local Trust Committee Input into the development of the 2014-2018 Islands Trust Strategic Plan.

Further to discussion the following resolutions were introduced.

**SS-2015-132**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee recommend to Trust Council that the Strategic Plan - Potential Objectives and Examples of Strategies and Activities for the 2014-2018 Term, be amended as follows:

- Move and list Item 1.6 as Item 3.3;
- Amend Item 3.3 to include: "Including the promotion of the use of electric vehicles";
- Add new Item 4.3: "Promotion of rain water catchment and grey water recycling";
- Add new Item 7.4: "Reconsider the optimum location for head office and support staff";
- Amend Item 9.2 to read: "Improve communications about the Islands Trust vision, object and history";
- Amend potential objective 11 to read "Create a vision for the Islands Trust Area"

**CARRIED**

**7.5 Expense Report**

The report was received.

**8. LOCAL TRUST COMMITTEE PROJECTS**

**8.1 4056 - Grantville (Fort Street/Walker's Hook) Neighbourhood**

Planner Youmans presented a staff report dated June 22, 2015 regarding the Grantville (Fort Street/ Walker's Hook) Neighbourhood Project.

Further to discussion the following resolutions were introduced.

**SS-2015-134**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee request staff to undertake a legal review in order to determine the Salt Spring Island Local Trust Committee's authority to regulate betterment of septic systems through a development permit area.

**CARRIED**

**SS-2015-135**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee direct staff to transfer \$500 from an appropriate project in surplus, to fund the legal review regarding septic system betterment.

**CARRIED**

**SS-2015-136**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee endorse the updated Grantville (Fort Street/Walker's Hook) neighbourhood Project Charter v.2 dated June 15, 2015.

**CARRIED**

**SS-2015-137**

**It was MOVED and SECONDED,**

that Salt Spring Island Local Trust Committee give first reading to Bylaw No. 484, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 2, 2015".

**CARRIED**

**SS-2015-138**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee direct staff to prepare for a Community Information Meeting and a public hearing in the Fall of 2015 to engage the public in regards to Bylaw No. 484, and to refer Bylaw No. 484 to First Nations, government referral agencies, and the Advisory Planning Commission.

**CARRIED**

**8.2 4014 - Watershed Management**

A/RPM Cermak presented a staff report dated June 30, 2015 regarding Watershed Management.

The report was received for information.

**9. CORRESPONDENCE**

**9.1 Salt Spring Island Farmland Trust - Dated June 8, 2015 - Concerning the Beddis Road Farm Produce Centre**

9.1.1 Salt Spring Island Farmland Trust - Dated July 6, 2015 - Concerning the Farm Centre for Food Security (Beddis Road Produce Centre)

The correspondence was received.

**9.2 Mount Belcher Improvement District - Dated June 5, 2015 - Concerning Lots 531 & 555 Mount Belcher Heights**

The correspondence was received.

**9.3 Salt Spring Island Water Council - Dated June 15, 2015 - Concerning a Water Conservation Forum**

John Borst presented a letter from the Salt Spring Island Water Council dated June 15, 2015 regarding a water conservation forum.

Further to discussion the following resolution was introduced.

**SS-2015-139**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee dedicate \$600 to the Salt Spring Island Water Council Society in facilitating a Water Conservation Forum from the 2015/2016 Salt Spring Island Local Trust Committee Special Projects budget and request a deliverable in the form of a report supporting the Salt Spring Island Local Trust Committee's Watershed Management program.

**CARRIED**

Chair Luckham called a recess at 11:27 a.m. The meeting reconvened at 12:00 p.m.

**10. TRUSTEE REPORTS**

Trustee Grams reported that he attended meetings with the following: the Galiano Island Local Trust Committee; Mayne Island Local Trust Committee, North Pender Island Local Trust Committee; Salt Spring Island Watershed Protection Authority (SSIWPA); the Islands Trust Chief Administrative Officer (CAO) Hiring Committee; the Salt Spring Island Incorporation Study Committee and Trust Council. He has been working with staff and the SSIWPA coordinator on the Integrated Watershed Management Plan for St. Mary Lake. He also attended a public information meeting hosted by SSIWPA Technical Advisory Committee (TAC) regarding septic systems on St. Mary lake and noted that field tests and research of septic systems near the lake indicated they are not a significant contributor to phosphorous in the lake. Additionally, he toured the Trincomali Water Improvement District on North Pender Island and assisted with the inaugural Gulf Islands Tour des Iles which provided free boat rides between Salt Spring Island, Galiano Island, Mayne Island, Saturna Island and North Pender Island.

Trustee Grove reported that he attended meetings with the following: with various applicants Trust Council; the Salt Spring Island Incorporation Study Committee; and the Islands Trust Chief Administrative Officer (CAO) Hiring Committee. He also attended a Governance Forum at Salt Spring Island Middle School; the Gulf Islands Tour des Iles; and the Salt Spring Island Canada Day celebrations. He reviewed the North Salt Spring Waterworks District hydrology report and moratorium and expressed support for water conservation, rainwater catchment and grey water recycling.

**11. CHAIR'S REPORT**

Chair Luckham reported Trust Council is working on the development of the 2014-2018 Islands Trust Strategic Plan and that the Islands Trust will be seeking public input into the process. He indicated the next Trust Council is scheduled September 15 to 17, 2015 on Bowen Island. He also met with the Chief Administrative Officer (CAO) Hiring Committee regarding staff input in the decision process and noted the job description will be reviewed next week. Lastly, he spoke to the unprecedented drought and high fire hazard conditions.

**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 CRD Board; Salt Spring Island Watershed Protection Authority (SSIWPA); Beddis Water Services Commission; the Salt Spring Island Transportation Commission regarding the Rainbow Road pathway, Salt Spring Economic Development Commission and Salt Spring Island Parks and Recreation Commission regarding the Canada 150 Grant; with the owner of the Aqualini Sable Fish Operation; CRD Housing Group; CRD Environmental Services Commission; and the Salt Spring Island Incorporation Study Committee. He attended the Gulf Islands Tour des Iles; the governance forum and an Open House for the Ganges Sewer Commission. Additionally, he co-presented a scholarship to Gulf Islands Secondary School student Norees Gasper.

**14. DELEGATIONS - None**

## 15. TOWN HALL AND QUESTIONS

Chair Luckham opened the Town Hall at 12:23 p.m.

One member of the public expressed support for public trail access to be maintained in the Manzanita Ridge Nature Reserve Management Plan.

One member of the public expressed support for water conservation and spoke to the Salt Spring Island Water Council Society's upcoming Water Conservation Forum on July 19, 2015. He provided a brochure entitled "Make Every Drop Count".

One member of the public spoke to practices concerning delegations and correspondence. He provided a written submission dated July 9, 2015 entitled "A Trust Running Afoul of Law and Ethics".

One member of the public expressed support for relocation of the Islands Trust Headquarters to the Trust Area.

## 16. APPLICATIONS AND REFERRALS

### 16.1 SS-LCB-2015.1 - S. Knight - 149 Fulford-Ganges Road

Planner Wright presented a staff report dated July 2, 2015 regarding an amendment to the Liquor License for a pub expansion of The Local Pub.

Further to discussion the following resolution was introduced.

#### **SS-2015-140**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee support the amendment of the liquor license application for the reasons as detailed in the staff report, dated July 2, 2015 (SS-LCB-2015.1, 149 Fulford-Ganges Road).

**CARRIED**

### 16.2 SS-TUP-2015.2 - E. & K. Beamish and N. Williams - 248 Upper Ganges Road

#### 16.2.1 SS-TUP-2015.2 - E. & K. Beamish and 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 were present.

Further to discussion the following resolution was introduced.

**SS-2015-141**

**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**

**16.3 SS-ALR-2015.1 - R. Bloch - 150 Suffolk Road**

Planner Youmans presented a staff report dated June 30, 2015 regarding an Agricultural Land Commission (ALC) Application for Non-Farm Use (Farmworker Housing).

Further to discussion the following resolution was introduced.

**SS-2015-142**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee forward 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 Agricultural Land Commission, with the support of the Salt Spring Island Local Trust Committee and the Salt Spring Island Agricultural Advisory Planning Commission (150 Suffolk Road).

**CARRIED**

Chair Luckham thanked the Agricultural Advisory Planning Commission for their work.

**16.4 SS-CL-2015.1 - Halalt Shellfish Development Corp. - Located between Willy and Round Islands**

Planner Youmans presented a staff report dated June 30, 2015 regarding a Crown Lease application for a proposed expansion to an existing aquaculture operation.

Further to discussion the following resolution was introduced.

**SS-2015-143**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee approve the proposed expansion to an existing aquaculture operation as shown on the site plan attached as Appendix 1 of Islands Trust staff report dated June 30, 2015 (SS-CL-2015.1, Located between Willy and Round Islands) and that a letter be drafted on behalf of the Salt Spring Island Local Trust Committee regarding the use of predator netting.

**CARRIED**

## 17. OTHER BUSINESS

### 17.1 New Business

#### 17.1.1 Green Shores Scenarios Workshop

A staff briefing dated October 24, 2014 was presented regarding the Green Shores Scenarios Workshop.

The report was received for information.

#### 17.1.2 Manzanita Ridge Nature Reserve Management Plan

A/RPM Cermak presented a staff report dated June 30, 2015 regarding the Manzanita Ridge Nature Reserve Conservation Management Plan.

Further to discussion the following resolution was introduced.

#### **SS-2015-144**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee direct staff to seek clarity from other signatories of the covenant as per the staff report dated June 30, 2015 regarding public trail access to the Manzanita Ridge Nature Reserve.

**CARRIED**

## 18. CLOSED MEETING

### 18.1 Motion to Close the Meeting

#### **SS-2015-145**

At 1:10 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)(a) concerning personal information about identifiable individuals who hold or are being considered for a position appointed by the Local Trust Committee and Section 90(1)(f) law enforcement and that staff be invited to remain.

### 18.2 Motion to Open the Meeting

#### **SS-2015-146**

At 1:54 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.

### 18.3 Rise and Report

The Salt Spring Island Local Trust Committee thank Advisory Planning Commissioner Elizabeth FitzZaland for her service.

The Salt Spring Island Local Trust Committee thank Advisory Planning Commission student appointees Ella MacQueen-Denz and Norees Gasper for their service.



The Salt Island Local Trust Committee re-appoint Sally John, Jeff Thompson, Janet Stethem, Neil Morie, John Newton, Patrick Beattie and Stephen Roberts, to a new two year term on the Advisory Planning Commission, effective June 1, 2015.

The Salt Island Local Trust Committee re-appoint Ken Byron, Bree Eagle, Jane Squier, to a new two year term on the Agricultural Advisory Planning Commission, effective June 1, 2015.

The Salt Spring Island Local Trust Committee appoint Gayle Baker to the Advisory Planning Commission for a 1 year term effective July 9, 2015.

**19. UPCOMING MEETINGS**

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled for 9:30 a.m. on August 6, 2015 at the Hart Bradley Hall (Lions Club), 103 Bonnet Avenue, Salt Spring Island.

**20. ADJOURNMENT**

**By general consent** the meeting was adjourned at 1:55 p.m.

---

Peter Luckham, Chairperson

**CERTIFIED CORRECT:**

---

Sarah Shugar, Recorder