



Salt Spring Island Local Trust Committee Minutes of a Regular Meeting

Date:	Thursday, September 3, 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, Regional Planning Manager (RPM) Jason Youmans, Planner 2 David Marlor, Director of Local Planning Services Sarah Shugar, Recorder
Media and Others Present:	Gulf Islands Driftwood Reporters Approximately 6 member of the public - a.m. Approximately 10 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 9:32 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:

- 7.4.1 Expense Report
- 8.2 4014 - Watershed Management - Staff Report

The following additions to the agenda were presented for consideration:

- 8.4 4057 - Rural Watershed Uses - Correspondence Received (one submission)

By general consent the agenda was adopted as amended.

3. PREVIOUS MEETINGS

3.1 Draft Minutes of the Salt Spring Island Local Trust Committee - None

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 August 20, 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 Work Program Top Priorities Report

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

The report was received.

7.4.1 Expense Report

The report was received.

8. LOCAL TRUST COMMITTEE PROJECTS

8.1 4020 - Ganges Village Area Plan - Ganges Boardwalk

RPM Cermak presented a staff report dated August 24, 2015 regarding Ganges Village Planning - Amenity Value of Completion of the Ganges Boardwalk.

Further to discussion the following resolutions were introduced.

SS-2015-147

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to draft a request for proposals based on the Scope of Work as outlined in the staff report dated August 24, 2015, to hire a professional appraiser to conduct an assessment of:

1. the current property value and the future value if the requested development took place on the four upland properties;
2. the tangible value of the construction costs of the completed boardwalk amenity; and
3. the intangible value of the completed boardwalk amenity to the public.

SS-2015-148

It was MOVED and SECONDED,

that the motion be amended by adding the words “(net of construction costs)” following the words “the current property value and the future value”.

CARRIED

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

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to draft a request for proposals based on the Scope of Work as outlined in the staff report dated August 24, 2015, to hire a professional appraiser to conduct an assessment of:

1. the current property value and the future value (net of construction costs) if the requested development took place of the four upland properties;
2. the tangible value of the construction costs of the completed boardwalk amenity; and
3. the intangible value of the completed boardwalk amenity to the public.

CARRIED

Resolution SS-2015-148 was rescinded at the SSI LTC Regular Meeting of February 11, 2016

8.2 4014 - Watershed Management

Planner Cermak presented a staff report dated August 28, 2015 regarding Watershed Management.

Further to discussion the following resolution was introduced.

SS-2015-149

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to amend the Request for Proposal for a Water Conservation and Water Demand Management Measures Plan and Bylaw for Salt Spring Island to address water demand and supply issues exclusively in the North Salt Spring Waterworks District.

CARRIED

8.3 4056 - Grantville Neighbourhood

Planner Youmans presented a staff report dated August 26, 2015 regarding Grantville Neighbourhood Project.

The report was received for information.

8.4 4057 - Rural Watershed Uses

Planner Youmans presented a staff report dated August 28, 2015 regarding Agriculture in Rural Watershed 1 and 2 zones.

Further to discussion the following resolutions were introduced.

SS-2015-150

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee endorse in principle Agriculture in Rural Watershed Zones Project Charter v.1 dated August 25, 2015.

CARRIED

SS-2015-151

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to draft an amendment to Land Use Bylaw No. 355 to prohibit intensive agriculture in the Rural Watershed 1 and 2 zones.

CARRIED

SS-2015-152

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 include setbacks for agriculture in the Rural Watershed 1 and 2 zones of 30 meters for lakes and wetlands and 15 metres for all other water bodies.

CARRIED

8.4.1 4057 - Rural Watershed Uses

The correspondence was received.

Chair Luckham called a recess at 11:26 a.m. The meeting reconvened at 12:02 p.m.

9. **CORRESPONDENCE** - None

10. **TRUSTEE REPORTS**

Trustee Grams reported that he attended meetings with the following: the Mayne Island Local Trust Committee; North Pender Island Local Trust Committee; the Islands Trust Chief Administrative Officer (CAO) Hiring Committee; Executive Committee regarding the Islands Trust Strategic Plan; Trust Programs Committee; Salt Spring Island Watershed Protection Authority (SSIWPA) regarding the Integrated Watershed Management Plan for St. Mary Lake, Water Quality and preparations to review the Cusheon Lake Watershed; North Salt Spring Waterworks District regarding raising the weir on St. Mary Lake and the Salt Spring Island Incorporation Study Committee. He noted the Salt Spring Island Incorporation Study Committee received a briefing from Bowen Island Municipal Trustee Alison Morse and an audio recording of the briefing is available at www.ssiincorporationsstudy.com.

Trustee Grove reported that he attended meetings with the following: the Islands Trust Chief Administrative Officer (CAO) Hiring Committee; the Salt Spring Island Incorporation Study

Committee regarding the community engagement process and the Ferry Advisory Committee regarding the 2017 BC Ferries schedule. He also attended the Salt Spring Island Water Council Water Conservation Forum. He acknowledged the community's support for water conservation and ongoing work regarding development of water conservation policies.

11. CHAIR'S REPORT

Chair Luckham reported that he attended meetings with the Executive Committee regarding the Islands Trust Strategic Plan and noted the high volume of community feedback for the Strategic Plan. He also noted the next Trust Council is scheduled on September 15 to 17, 2015 on Bowen Island.

12. TRUST FUND BOARD REPORT

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

13. CRD DIRECTOR'S REPORT - None

14. DELEGATIONS

14.1 Mr. Varzeliotis - entitled "Booth Canal Denied"

14.1.1 Booth Canal - Supplemental Documentation

Mr. Varzeliotis spoke and presented a written submission dated September 3, 2015 entitled "Booth Canal".

15. TOWN HALL AND QUESTIONS

Chair Luckham opened the Town Hall at 12:34 p.m.

One member of the public expressed concern regarding agricultural uses in Rural Watershed zones and also spoke to density on the Water Preservation Society lands adjacent to Channel Ridge.

One member of the public expressed concern regarding agricultural uses in Rural Watershed zones and also spoke to the Wildlife Act regarding the discharge of Eagle's Nest Covenant FB0211273.

One member of the public expressed support for agricultural uses in Rural Watershed zones.

One member of the public expressed support for Bylaw No. 484. She spoke to work being undertaken by residents of the Grantville neighbourhood regarding water testing and septic pumping. She requested the Salt Spring Island Local Trust Committee consider the Grantville neighbourhood to be made a development transfer community.

16. APPLICATIONS AND REFERRALS

16.1 SS-RZ-2014.2 - SS-BL-483 - Salt Spring Island Agricultural Alliance - 1449 Fulford-Ganges Road

Planner Youmans presented a staff report dated August 20, 2015 regarding a Rezoning application to amend the Land Use Bylaw from In2 to In2 variant.

Applicant Anne Macey was present and spoke to the application.

Further to discussion the following resolutions were introduced.

SS-2015-153

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee amend Draft Bylaw No. 483, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 1, 2015" by adding the word "handling" following "involves the" (SS-RZ-2014.2, 1449 Fulford-Ganges Road).

CARRIED

SS-2015-154

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee give first and second reading to Draft Bylaw No. 483, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 1, 2015" (SS-RZ-2014.2, 1449 Fulford-Ganges Road).

CARRIED

SS-2015-155

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to refer Draft Bylaw No. 483, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 1, 2015" to public agencies and First Nations for comment (SS-RZ-2014.2, 1449 Fulford-Ganges Road).

CARRIED

SS-2015-156

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to prepare a Community Information Meeting and Public Hearing for Fall 2015 to engage the public in regards to Draft Bylaw No. 483, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 1, 2015" (SS-RZ-2014.2, 1449 Fulford-Ganges Road).

CARRIED

16.2 SS-SUB-2003.4 - D. Grayson - 169 & 173 Alders Avenue

RPM Cermak presented a staff report dated August 20, 2015 regarding a request to discharge Eagle's Nest Covenant FB0211273.

Applicant David Grayson was present and spoke to the application.

Further to discussion the following resolutions were introduced.

SS-2015-157

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee discharge Covenant FB0211273 from Lots A and B, Section 20, Range 4 East, North Salt Spring Island, Cowichan District, Plan VIP85665 (SS-SUB-2003.4, 169 & 173 Alders Avenue).

CARRIED

SS-2015-158

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee encourage the landowner to follow best practices to support the habitat of the eagle nest in carrying out future land development (SS-SUB-2003.4, 169 & 173 Alders Avenue).

CARRIED

17. OTHER BUSINESS

17.1 New Business

17.1.1 2016/17 Local Planning Program Budget

RPM Cermak presented a staff report dated August 20, 2015 regarding the 2016/17 Local Planning Programs Budget.

Further to discussion the following resolutions were introduced.

SS-2015-159

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee revise the Draft 2016-17 Local Trust Committee Project Budget Request by:

1. deleting Bylaw Review – Technical Update (\$2000); and
2. deleting Piers Island – GHG emissions – Climate Change (\$4000).

CARRIED

SS-2015-160

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve and forward the Draft 2016-17 Salt Spring Island Project Budget Request to Financial Planning Committee as amended.

CARRIED

SS-2015-161

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee advise the Director of Administrative Services that a Budget Proposal will be submitted prior to November 2015 Financial Planning Committee meeting to support Salt Spring Island Watershed Management coordination services delegated from Trust Council and supported by Special Tax Requisition.

CARRIED

17.1.2 Manzanita Ridge Nature Reserve Management Plan

Planner Youmans presented a memorandum dated August 4, 2015 regarding the Manzanita Ridge Ecological Reserve Land Management Plan.

The report was received for information.

18. CLOSED MEETING

18.1 Motion to Close the Meeting

SS-2015-162

At 1:41 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, Section 90(1)(c) concerning labour relations or employee relations, Section 90(1)(g) concerning litigation or potential litigation affecting Islands Trust and that staff be invited to remain.

CARRIED

18.2 Motion to Open the Meeting

SS-2015-163

At 1:59 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 thank Board of Variance Commissioner Roland Cook for his many years of service.

The Salt Spring Island Local Trust Committee appoint Nina Adrianna to the Board of Variance for a three year term effective immediately.

19. UPCOMING MEETINGS

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled for 9:30 a.m. on October 1, 2015 at the Hart Bradley Hall (Lions Club), 103 Bonnet Avenue, Salt Spring Island.

20. ADJOURNMENT

By general consent the meeting was adjourned at 2:00 p.m.

Peter Luckham, Chairperson

CERTIFIED CORRECT:

Sarah Shugar, Recorder