



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

**Date:** Thursday, November 19, 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  
Seth Wright, Planner 1  
Claire Olivier, Legislative Clerk  
Kristine Mayes, Planning Team Assistant (PTA)  
Miles Drew, Bylaw Enforcement Manager (BEM)  
Sarah Shugar, Recorder

**Media and Others Present:** Wayne McIntyre, Capital Regional District (CRD) Director  
Gulf Islands Driftwood Reporter  
Approximately 7 member of the public - a.m.  
Approximately 72 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 supplemental items to the agenda were presented for consideration:

- 6.1.1 Standing Resolutions - Report Deferred to December Meeting
- 7.1.1 4056 - SS-BL-484 - Grantville Neighbourhood - Additional Correspondence Received (1 Submission)
- 7.2.1 4057 - Rural Watershed Uses - Correspondence Received (2 Submissions)
- 15.6.1 SS-DP-2014.5 - D. Sorenson - 107 Atkins Road - Revised Proposed Permit

**By general consent** the agenda was adopted as amended.

## 3. PUBLIC HEARING

### 3.1 SS-BL-483 - Proposed Bylaw No. 483

3.1.1 Open the Public Hearing

Chair Luckham opened the Public Hearing at 9:33 a.m.

3.1.2 Close the Public Hearing

Chair Luckham closed the Public Hearing at 9:57 a.m.

Chair Luckham called a recess at 9:57 a.m. The meeting reconvened at 10:01 a.m.

**4. PREVIOUS MEETINGS**

**4.1 Draft Minutes of the Salt Spring Island Local Trust Committee**

4.1.1 Draft Minutes of the October 22, 2015 SSI LTC Regular Meeting

**By general consent**, the Salt Spring Island Local Trust Committee Minutes of October 22, 2015 were adopted.

**4.2 Resolutions Without Meeting Report**

The report was received.

**4.3 Draft Minutes of the Advisory Planning Commissions - None**

**5. BUSINESS ARISING FROM MINUTES**

**5.1 Follow-Up Action List**

The report was received.

**6. REPORTS**

**6.1 Standing Resolutions**

6.1.1 Standing Resolutions

This item was deferred to the next meeting.

**6.2 Work Program Top Priorities Report**

The report was received.

**6.3 Projects List**

The report was received.

**6.4 Applications with Status Report**

The report was received.

## 6.5 Expense Report

The report was received.

### **SS-2015-195**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee refer to Executive Committee the question of assistance with a consultant for project items 4008 (Salt Spring Climate Change) and 4014 (Salt Spring Watershed Management).

**CARRIED**

## 6.6 Trust Fund Board Report - None

## 7. LOCAL TRUST COMMITTEE PROJECTS

### 7.1 4056 - SS-BL-484 - Grantville Neighbourhood

#### 7.1.1 4056 - SS-BL-484 - Grantville Neighbourhood

Planner Youmans presented a staff report dated November 12, 2015 regarding the Grantville Neighbourhood Project.

### **SS-2015-196**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee direct staff to amend the Grantville neighbourhood Project Charter v.3 dated October 1, 2015 to increase the project budget to \$3,000 and to include a new budget line item titled "Legal Review."

**CARRIED**

### **SS-2015-197**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee direct staff to seek legal review of Proposed Bylaw No. 484.

**CARRIED**

### **SS-2015-198**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee reallocate \$2,000 project funds from Project 4008 (Salt Spring Climate Change) to Project 4056 (Grantville Neighbourhood) to cover legal review costs related to Proposed Bylaw No. 484.

**CARRIED**

### 7.2 4057 - Rural Watershed Uses

#### 7.2.1 4057 - Rural Watershed Uses

Planner Youmans presented a staff report dated November 12, 2015 regarding a project update for Agriculture in Rural Watersheds 1 and 2 zones (RW1 and RW2).

**SS-2015-199**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee refer Draft Bylaw No. 487 to the Salt Spring Island Advisory Planning Commission, the Salt Spring Island Agricultural Advisory Planning Commission, the Ministry of Agriculture, and the Islands Trust Bylaw Enforcement Manager for review and comment.

**CARRIED**

**8. CORRESPONDENCE**

**8.1 Protect Grace Islet Group - Dated October 26, 2015 - Concerning “Stories of Grace Islet” Exhibit**

The correspondence was received.

**8.2 Mount Belcher Improvement District - Dated October 30, 2015 - Concerning Lots 531 & 555 Mount Belcher Heights**

The correspondence was received.

**8.3 Elizabeth FitzZaland, Green City Builders - Dated November 4, 2015 - Concerning a Base Map of Ganges**

RPM Cermak provided a verbal update.

**SS-2015-200**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee direct staff to report back to Salt Spring Island Local Trust Committee regarding feasibility, limitations and mapping costs for a base map for the Ganges Area.

**CARRIED**

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

**9. 2015 ISLANDS TRUST COMMUNITY STEWARDSHIP AWARD**

**9.1 Protect Grace Islet Group**

Chair Luckham, Trustee Grams and Trustee Grove presented the 2015 Islands Trust Community Stewardship Award to the Protect Grace Islet Group for their work protecting the First Nations burial site.

Chair Luckham called a recess at 12:15 p.m. The meeting reconvened at 12:31 p.m.

**10. TRUSTEE REPORTS**

Trustee Grove reported that he attended meetings with the following: the Financial Planning Committee (FPC) regarding the Trust Council 2016-2017 budget; Mainroad Contracting, the Royal Canadian Mounted Police (RCMP), BC Ambulance, and the Capital Regional District

(CRD) regarding winter road conditions and road maintenance; and with members of the community regarding various issues. Trustee Grove noted himself, Trustee Grams, CRD Director McIntyre and the Chair of the Salt Spring Island Incorporation Study Committee met with the Honourable Peter Fassbender, Minister of Community, Sport and Cultural Development regarding the Salt Spring Island Incorporation Study. He also attended meetings with the Salt Spring Island Incorporation Study Committee and noted the Salt Spring Island Incorporation Study Community Open House events are scheduled to take place on November 22 & 23, 2015 from 1:30 p.m. to 4:30 p.m.

Trustee Grams reported that he attended meetings with the following: the Mayne Island Local Trust Committee; the North Pender Local Trust Committee; the Salt Spring Island Watershed Protection Authority (SSIWPA) and noted the SSIWPA Open House is scheduled to take place on November 27, 2015 from 7:00 p.m. to 9:00 p.m. He also attended the Remembrance Day Ceremony at Centennial Park and a seminar in Sidney for various agencies and First Nations groups regarding concerns and interests related to the Saanich Inlet including a proposal for a Liquefied Natural Gas (LNG) plant, anchorages, increased marine traffic, marine sewage and marine environment quality. Additionally, he attended a forum with Chair Luckham regarding anchorages in the Salish Sea. Trustee Grams noted himself, Chair Luckham, Denman Island Trustees Morrison and Busheikin as well as Chief Administrative Officer (CAO) Adams met with the Honourable Peter Fassbender, Minister of Community, Sport and Cultural Development regarding the Islands Trust Fund. He also noted himself, Trustee Grove, Capital Regional District (CRD) Director McIntyre and the Chair of the Salt Spring Island Incorporation Study Committee met with the Honourable Peter Fassbender regarding the Salt Spring Island Incorporation Study.

## **11. CHAIR'S REPORT**

Chair Luckham reported that he attended meetings with the following: the Honourable Peter Fassbender, Minister of Community, Sport and Cultural Development concerning an Islands Trust Adaptation Strategy in preparation for the possibility of incorporation on Salt Spring Island and also met with the Minister regarding renaming the Islands Trust Fund to the Islands Trust Conservancy to better reflect the work of the organization which currently protects over 15 percent of the Islands Trust area in perpetuity. He shared that one of his objectives for this term as Chair of the Islands Trust is to better connections between communities, First Nations groups and all levels of government to facilitate the mandate of the Islands Trust. He and Trustee Grams attended a forum with Port Metro Vancouver and various agencies concerning vessel traffic and shipping in the Salish Sea regarding anchorages, vessel traffic and oil spills and their impacts to communities. He noted the Malahat First Nation has submitted an application for a proposed Liquefied Natural Gas (LNG) plant. Chair Luckham announced the appointment of the new Islands Trust Chief Administrative Officer (CAO) Russ Hotsenpiller who will replace Linda Adams when she retires in January 2016. He also noted the next Trust Council is scheduled from December 8 to 10, 2015 in Victoria.

## **12. CRD DIRECTOR'S REPORT**

Capital Regional District (CRD) Director McIntyre reported that he attended meetings with the following: with Honourable Peter Fassbender, Minister of Community, Sport and Cultural Development regarding the Salt Spring Island Incorporation Study; the Salt Spring Island Incorporation Study Committee; the Salt Spring Island Library Board; the Harbour

Authority of Salt Spring Island (HASSI) regarding Ganges Village; the Salt Spring Parks and Recreation Commission (PARC) and Island Pathways regarding the Parks and Trails Master Plan; the Channel Ridge Residents Association regarding the Channel Ridge Sewer System; the CRD Electoral Area Services Commission regarding a water collection system rebate program for residents that will be administered by the Salt Spring Island Water Council and the Salt Spring Island Electoral Area Emergency Program Advisory Commission regarding CREST Emergency Service Communications, increased support for local offices, and the implementation of an emergency mass notification system in 2016. He noted the Capital Regional District (CRD) Board approved the preliminary 2016 Financial Plan and heard a presentation from the Greater Victoria Harbour Authority (GCHA) regarding operations and approved the Draft 2016/2019 Business Plan – he communicated that Board meetings are open to the public and materials are available online. CRD Director McIntyre attended the Remembrance Day Ceremony at Centennial Park and the Island Pathways opening celebration for the Harbours End Pathway and Kiosk. He acknowledged the Protect Grace Islet Group and recognized careful restoration work on the islet. Lastly, he presented the official Salt Spring Island Tartan.

**13. DELEGATIONS - None**

**14. TOWN HALL AND QUESTIONS**

Chair Luckham opened the Town Hall at 1:00 p.m.

Four members of the public expressed support for Proposed Bylaw 484

Three members of the public expressed support for application SS-HAP-2015.1.

One member of the public expressed support for limits to agricultural uses in Rural Watershed Zones.

Five members of the public expressed concern regarding application SS-ALR-2015.2.

Two members of the public expressed support regarding application SS-ALR-2015.2.

One member of the public expressed concern regarding removal of land from the Agricultural Land Reserve and provided a written submission dated November 19, 2015 entitled “The Trust Strikes Back”.

Chair Luckham called a recess at 1:40 p.m. The meeting reconvened at 1:47 p.m.

**15. APPLICATIONS AND REFERRALS**

**15.1 SS-RZ-2014.2 - SS-BL-483 - Salt Spring Island Agricultural Alliance - 1449 Fulord Ganges Road**

Planner Youmans presented a staff report dated November 5, 2015 regarding a proposal to amend the Land Use Bylaw from In2 to an In2 variant.

Applicant Anne Macey was present and spoke to the application.

**SS-2015-201**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee defer items 15.1 (SS-RZ-2014.2) and 15.2 (SS-DP-2015.9) to a future meeting.

**CARRIED**

**15.2 SS-DP-2015.9 - Salt Spring Island Agricultural Alliance - 1449 Fulford-Ganges Road**

This item was deferred to a future meeting.

**15.3 SS-HAP-2015.1 - M. Ogilvie - 111 Rainbow Road**

Planner Youmans presented a staff report dated November 5, 2015 regarding a Heritage Alteration Permit for the removal of 47 mature trees.

Applicant Martin Ogilvie was present and spoke to the application.

**SS-2015-202**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee approve issuance of Heritage Alteration Permit SS-HAP-2015.1 for Lot 13, Block B, Section 1, Range 3 East North Salt Spring Island Cowichan District Plan 1371, conditional upon receipt of a security fee in the amount of three thousand dollars (\$3,000) to guarantee the performance of the terms, requirements and conditions of the permit. (111 Rainbow Road).

**CARRIED**

**15.4 SS-SUB-2014.8 - Maracaibo Estates Ltd. - 220 Maracaibo Lane**

Planner Wright presented a staff report dated November 6, 2015 regarding park land dedication for a proposed 10 lot bare land strata subdivision at Maracaibo Estates.

**SS-2015-203**

**It was MOVED and SECONDED,**

that the Salt Spring Local Trust Committee accept the amount of one hundred ninety-six thousand, five hundred dollars (\$196,500) as cash in lieu of park land, to satisfy the park land dedication conditions of subdivision application SS-SUB-2014.8, subject to receipt of monies by the Capital Regional District within 12 months of this resolution (220 Maracaibo Lane).

**CARRIED**

**15.5 SS-SUB-2015.2 - P. & B. Akerman - 281 Beaver Point Road**

Planner Wright presented a staff report dated November 5, 2015 regarding covenants for water treatment and future density related to a proposed 3 lot subdivision.

**SS-2015-204**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee accept a covenant under section 219 of the Land Title Act limiting future subdivision potential from the registered owners of Remainder Lot 3, Sections 12, 13 and 14, Range 2, South Salt Spring Island, Cowichan District, Plan 48720 except that part in Plan VIP79536 and designate any member of the Local Trust Committee to sign the covenant in order that it may be registered concurrently with subdivision SS-SUB-2015.2 (281 Beaver Point Road).

**CARRIED**

**SS-2015-205**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee accept a covenant under section 219 of the Land Title Act requiring water treatment from the registered owners of Lot 3, Sections 12, 13 and 14, Range 2, South Salt Spring Island, Cowichan District, Plan 48720 except that part in Plan VIP79536 and all new lots created and designate any member of the Local Trust Committee to sign the covenant in order that it may be registered concurrently with subdivision SS-SUB-2015.2 (281 Beaver Point Road).

**CARRIED**

**15.6 SS-DP-2014.5 - D. Sorenson - 107 Atkins Road**

15.6.1 SS-DP-2014.5 - D. Sorenson - 107 Atkins Road

Planner Wright presented a staff report dated November 12, 2015 regarding a Development Permit Amendment for the Final Phases of the Summerside development.

Applicant David Sorenson was present.

**SS-2015-206**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee approve issuance of Development Permit SS-DP-2014.5 for Lot 1, Sections 3 and 4, Range 3 East, North Salt Spring Island, Cowichan District, Plan VIP 75338, except part in Strata Plan VIS 5366 (Phases 1, 2, 3, 4, 5 and 6) conditional upon receipt of a landscaping security in the amount of one hundred sixty-one thousand, four hundred forty-two dollars (\$161,442) (107 Atkins Road).

**CARRIED**

**15.7 SS-ALR-2015.2 - Capital Regional District - 181 Brinkworthy Road**

Planner Wright presented a staff report dated November 9, 2015 regarding a Agricultural Land Commission Application for Non-Farm Use (Recreational Playing Fields).

One member of the public raised concerns regarding the application process and requested a copy of the application to the Agricultural Land Commission. He also provided a written submission dated November 19, 2015 entitled "Phantom Applications Can't Play the Field".



One member of the public spoke to concerns regarding traffic and asked when members of the public would have an opportunity speak to the application.

Applicant Dan Ovington, CRD Manager, Parks and Recreation was present. Karla Campbell, CRD Senior Manager, Salt Spring Island Administration was also present and spoke to the application.

**SS-2015-207**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee refer application SS-ALR-2015.2 for Lot 3, Section 5, Range 2 East, North Salt Spring Island, Cowichan District, Plan 4936, Except Parcel A (DD 3857901) to the Agricultural Advisory Planning Commission for review and comment (181 Brinkworthy Road).

**CARRIED**

**15.8 SS-RZ-2015.2 - SS-BL-486 - Salt Spring Squash Club - 805 Lower Ganges Road**

Planner Wright presented a staff report dated November 5, 2015 regarding a proposal to amend the Land Use Bylaw PR3(a) zone to allow a Squash Court facility.

Applicant Herb Otto was present and spoke to the application.

**SS-2015-208**

**It was MOVED and SECONDED,**

that Salt Spring Island Local Trust Committee Bylaw No. 486, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 4, 2015" be read a first time (SS-RZ-2015.2, 805 Lower Ganges Road).

**CARRIED**

**SS-2015-209**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee direct staff to refer Bylaw No. 486, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 4, 2015" to the Advisory Planning Commission and public agencies for comment (SS-RZ-2015.2, 805 Lower Ganges Road).

**CARRIED**

**16. OTHER BUSINESS**

**16.1 New Business**

**16.1.1 Salt Spring Island Local Trust Committee 2016 Regular Meeting Schedule**

RPM Cermak presented a memorandum dated October 22, 2015 regarding the Salt Spring Island Local Trust Committee 2016 Regular Meeting Schedule.

**SS-2015-210**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee approve the proposed 2016 Regular Meeting schedule as presented in Appendix 1 of the October 22, 2015 Staff Memorandum to establish a meeting schedule as required by Salt Spring Island Meeting Procedures Bylaw No. 391.

**CARRIED**

16.1.2 Coastal Douglas-Fir and Associated Ecosystems Partnership Conservation Strategy

A briefing dated November 10, 2015 regarding the Coastal Douglas-Fir Conservation Strategy was presented.

**SS-2015-211**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee request from staff advice regarding what obligation the Salt Spring Island Local Trust Committee assume by becoming a signatory to the Coastal Douglas-Fir and Associated Ecosystems Conservation Partnership Statement of Collaboration.

**CARRIED**

**17. CLOSED MEETING**

**17.1 Motion to Close the Meeting**

**SS-2015-212**

At 3:02 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)(f) concerning law enforcement and that staff be invited to remain.

**CARRIED**

**17.2 Motion to Open the Meeting**

**SS-2015-213**

At 3:59 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**

**17.3 Rise and Report**

Given that the Salt Spring Island Local Trust Committee is conducting a review of available industrial lands and given that it is contemplating making changes to the Salt Spring Island Land Use Bylaw No. 355 and the Official Community Plan Bylaw No. 434; and given that the Salt Spring Island Local Trust Committee can direct enforcement of the Land Use Bylaw No. 355 so that the needs of the Salt Spring Island Community are best met; the Salt Spring Island Local Trust Committee direct enforcement officers as follows:

1. To take no enforcement action to prevent Salt Spring Island Metal Recycling from compacting material into bins without further direction from the Salt Spring Island Local Trust Committee;
2. To take no enforcement action to prevent Salt Spring Island Metal Recycling from sorting and storing goods outdoors without further direction from Salt Spring Island Local Trust Committee;
3. To bring a report about Salt Spring Island Metal Recycling to the Salt Spring Island Local Trust Committee every three months including the following information:
  - a. the numbers of complaints received;
  - b. the nature of the complaints;
  - c. the extent of the outdoor sorting and storage.

## **18. UPCOMING MEETINGS**

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled for 9:30 a.m. on December 17, 2015 at the Hart Bradley Hall (Lions Club), 103 Bonnet Avenue, Salt Spring Island.

## **19. ADJOURNMENT**

**By general consent** the meeting was adjourned at 4:01 p.m.

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Peter Luckham, Chairperson

**CERTIFIED CORRECT:**

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Sarah Shugar, Recorder