



Salt Spring Island Local Trust Committee Minutes of a Regular Meeting

Date: Thursday, December 17, 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, Acting Planner 2
Claire Olivier, Legislative Clerk
Thomas Loo, Bylaw Enforcement Officer (BEO)
Sarah Shugar, Recorder

Media and Others Present: Wayne McIntyre, Capital Regional District (CRD) Director
Gulf Islands Driftwood Reporter
Approximately 9 members of the public - a.m.
Approximately 140 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 9:34 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:

17.1.1 SS-ALR-2015.2 - Capital Regional District - 181 Brinkworthy Road – Additional Correspondence (6 Submissions)

The following additions to the agenda were presented for consideration:

9.1 SSI Chamber of Commerce - Dated December 14, 2015 - Concerning Ganges Seawalk
10.3 Fulford Ferry Terminal
10.4 Mouat Park Rezoning
10.5 Salt Spring Island Metal Recycling
10.6 Cowichan Tribes

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 November 19, 2015 SSI LTC Regular Meeting

By **general consent**, the Salt Spring Island Local Trust Committee Minutes of November 19, 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 December 3, 2015 Advisory Planning Commission Meeting

The minutes were received for information.

3.3.2 Draft Minutes of the December 3, 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 Standing Resolutions & Policies

RPM Cermak presented a staff report dated December 7, 2015 regarding Salt Spring Island Local Trust Committee Standing Resolutions and Policies.

SS-2015-214

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee amend resolution SSI-2015-38 Strategic Directions 2015-2018 by changing the first bullet to read as follows:

- Fostering Salt Spring Island as a hub for excellence in social and economic health, resiliency and sustainability, including the need to reduce our ecological footprint.

CARRIED

7.2 Work Program Top Priorities Report

The report was received.

SS-2015-215

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request that Chair Luckham write a letter to the North Salt Spring Waterworks District regarding the status of raising the weir and the moratorium on new connections.

CARRIED

SS-2015-216

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to prepare a news release for the Gulf Islands Driftwood Newspaper and the Salt Spring Exchange regarding the Ganges Village Area Planning - Seawalk and Industrial Land Uses Update projects.

CARRIED

7.3 Expense Report

The report was received.

7.4 2015-16 Project Budget Forecasts

RPM Cermak presented a staff report dated December 8, 2015 regarding the 2015-16 Local Planning Programs Budget.

SS-2015-217

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to update the Piers Island Official Community Plan to include climate change considerations.

CARRIED

SS-2015-218

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to draft and issue a service contract to develop an inventory of sites along the shoreline of Salt Spring Island and of islands within the Salt Spring Island Local Trust Area that have heritage value or heritage character related to human occupation or use, or with respect to individual landmarks and other natural features that have cultural or historical value and for contract services to propose revisions to the Salt Spring Island Official Community Plan, Part F based on results from this inventory.

CARRIED

SS-2015-219

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee allocate up to \$15,000 for contract services to develop an inventory of sites along the shoreline of Salt Spring Island and of islands within the Salt Spring Island Local Trust Area that have heritage value or heritage character related to human occupation or use, or with respect to individual landmarks and other natural features that have cultural or historical value and for contract services to propose revisions to the Salt Spring Island Official Community Plan, Part F based on results from this inventory.

CARRIED

SS-2015-220

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee report to the Financial Planning Committee the reallocation of:

1. \$14,000 from the Watershed Management project to the First Nations Heritage project;
2. \$4,500 from the Salt Spring Island Local Trust Committee Project Fund for the update of the Piers Island Official Community Plan to include climate change considerations.

CARRIED

Chair Luckham called a recess at 10:46 a.m. The meeting was reconvened at 10:54 a.m.

7.5 Projects List

The report was received.

SS-2015-221

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to amend the Projects List as follows:

1. remove Eelgrass Mapping; and
2. add Piers Island Official Community Plan Update – Climate Change.

CARRIED

7.6 Applications with Status Report

The report was received.

7.7 Trust Fund Board Report

The report was received.

8. LOCAL TRUST COMMITTEE PROJECTS

8.1 4056 - SS-BL-484 - Grantville Neighbourhood

Planner Youmans presented a staff report dated December 9, 2015 regarding an update for the Grantville Neighbourhood project.

SS-2015-222

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee rescind Resolution SS-2015-167 passed on October 1, 2015, to give second reading to Bylaw No. 484 cited as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 2, 2015”

CARRIED

SS-2015-223

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee amend Bylaw No. 484 cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 2, 2015" as specified in Appendix 2 of the staff report dated December 10, 2015.

CARRIED

SS-2015-224

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee Bylaw No. 484 cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 2, 2015", as amended, be read a second time.

CARRIED

9. CORRESPONDENCE

9.1 SSI Chamber of Commerce - Dated December 14, 2015 - Concerning the Ganges Seawalk

The correspondence was received.

10. OTHER BUSINESS

10.1 New Business

10.1.1 Manzanita Ridge Nature Reserve Management Plan

Planner Youmans presented a staff report dated December 9, 2015 regarding the Manzanita Ridge Nature Reserve Management Plan.

SS-2015-225

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve Manzanita Ridge Nature Reserve Land Management Plan 2015-2020 (v. 26 November 2015).

CARRIED

10.2 Coastal Douglas-Fir and Associated Ecosystems Partnership Conservation Strategy

A memorandum dated December 8, 2015 regarding the Coastal Douglas-Fir and Associated Ecosystems Partnership Conservation Strategy was presented.

The memorandum was received for information.

10.3 Fulford Harbour Ferry Terminal

A verbal update was presented regarding the Fulford Harbour Ferry Terminal.

SS-2015-226

It was **MOVED** and **SECONDED**,

that the Salt Spring Island Local Trust Committee draft a letter to British Columbia Ferry Corporation to request a briefing regarding the Fulford Harbour Ferry Terminal and that the Salt Spring Island Ferry Advisory Committee be copied.

CARRIED

10.4 Mouat Park Rezoning

RPM Cermak presented a verbal update regarding proposed rezoning for a section of Mouat Park.

10.5 Salt Spring Island Metal Recycling

A verbal update was presented regarding Salt Spring Island Metal Recycling.

10.6 Cowichan Tribes

Chair Luckham presented a verbal update regarding Cowichan Tribes.

Chair Luckham called a recess at 11:38 a.m. The meeting reconvened at 12:00 p.m.

11. CLOSED MEETING

11.1 Motion to Close the Meeting

SS-2015-227

At 2:13 p.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)(i) concerning the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose and that staff be invited to remain.

CARRIED

11.2 Motion to Open the Meeting

SS-2015-228

At 2:35 p.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

11.3 Rise and Report – None

12. TRUSTEE REPORTS

Trustee Grams reported that he attended meetings with the following: Trust Council; Executive Committee; the North Pender Island Local Trust Committee; Mayne Island Local Trust Committee; Saturna Island Local Trust Committee; the Salt Spring Island Incorporation Study Committee; and the Protect Grace Islet Group regarding their

presentation to Trust Council which was followed by a resolution regarding the advancement of the protection of sensitive First Nation sites. He also attended two Community Open House events for the Salt Spring Island Incorporation Study Committee and noted that a summary of the public feedback received by the Committee is available on their website. Additionally, he attended the Salt Spring Island Watershed Protection Authority (SSIWPA) Annual Open House and met with applicants for the SSIWPA Technical Working Group. He acknowledged the approaching retirement of Chief Administrative Officer (CAO) Linda Adams and the appointment of the new Islands Trust CAO, Russ Hotsenpiller.

Trustee Grove reported that he attended meetings with the following: Trust Council; the Financial Planning Committee (FPC) regarding the draft 2016-2017 budget; the Salt Spring Island Incorporation Study Committee; the Salt Spring Conservancy regarding the Manzanita Ridge Nature Reserve Management Plan; the Capital Regional District (CRD) regarding the Ganges Seawalk; realtors regarding the Grantville Neighbourhood project; the Advisory Planning Committee (APC); and with residents regarding application SS-ALR-2015.2. He attended two Community Open House events for the Salt Spring Island Incorporation Study Committee and acknowledged the excellent work done by the Committee.

13. CHAIR'S REPORT

Chair Luckham reported that he attended Trust Council from December 8 to 10, 2015 in Victoria and noted the following highlights: strategic plan amendments reflecting work completed to ensure objectives are being met; development of an initial Adaptation Strategy regarding the potential incorporation of Salt Spring Island; presentation of the draft budget for 2016-2017 which included a 0% tax increase for the next fiscal; continued discussion by the Special Committee tasked with reviewing of the location of the Islands Trust headquarters; and a number of delegations on topics including climate change and marine matters as well as a presentation by the Protect Grace Islet Group regarding the protection of First Nation heritage sites. He also acknowledged the approaching retirement of Chief Administrative Officer (CAO) Linda Adams and the appointment of the new Islands Trust CAO, Russ Hotsenpiller.

14. CRD DIRECTOR'S REPORT

Capital Regional District (CRD) Director McIntyre reported that he attended meetings with the following: the Salt Spring Island Economic Development Commission (CEDC); the District of West Kelowna regarding incorporation; the Salt Spring Island Incorporation Study Committee; and budget meetings with CRD Water Commissions. He reported the following highlights from the December 9, 2015 Capital Regional District (CRD) Board Meeting: Barbara Desjardins, Mayor of Esquimalt was elected Chair, David Howe, CRD Director for the Southern Gulf Islands was elected Vice-Chair, and Brent Reems was appointed Corporate Officer; approval was given for a water collection rebate program on Salt Spring Island and "Housing First", an affordable housing program; the Regional Emergency Management Partnership with the Province of British Columbia regarding climate change, sea level rise and other emergency programs was expanded; and the Hartland Landfill Environmental Program Annual Report was received. He provided an update regarding a potential grant for the Trans Canada Trail that could provide funding for the Experience the Gulf Islands initiative. Director McIntyre acknowledged the

collaboration between the Capital Regional District and the Salt Spring Island Local Trust Committee and expressed appreciation for the opportunity to report at their regular meetings.

15. DELEGATIONS

15.1 S. Sanderson - Regarding Non-Farm Use Agricultural Land Reserve Application SS-ALR-2015.2 - 181 Brinkworthy Road

Ms. Sanderson expressed concern regarding application SS-ALR-2015.2.

16. TOWN HALL AND QUESTIONS

Chair Luckham opened the Town Hall at 12:28 p.m.

Eighteen members of the public expressed support for application SS-ALR-2015.2.

Nine members of the public expressed opposition to application SS-ALR-2015.2.

Two members of the public presented a petition in support of application SS-ALR-2015.2.

One member of the public expressed support for playing fields for youth.

One member of the public expressed support for Proposed Bylaw No. 484.

17. APPLICATIONS AND REFERRALS

17.1 SS-ALR-2015.2 - Capital Regional District - 181 Brinkworthy Road

17.1.1 SS-ALR-2015.2 - Capital Regional District - 181 Brinkworthy

Planner Wright presented a staff report dated December 10, 2015 regarding a Agricultural Land Commission Application for Non-Farm Use (Recreational Playing Fields).

Karla Campbell, CRD Senior Manager, Salt Spring Island Administration was present and spoke to the application.

SS-2015-229

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee defer 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 385790I) to allow the applicant to revise the application for benefit to local agriculture and consistency with Official Community Plan policies and to consult with the community regarding mitigation of potential impacts (181 Brinkworthy Road).

CARRIED

Chair Luckham called a recess at 1:47 p.m. The meeting reconvened at 1:55 p.m.

Trustee Grove declared a conflict of interest with item 17.2 and left the meeting at 1:56 p.m.

17.2 SS-RZ-2015-1 - SS-BL-485 - SSI Sailing Club - 150 Douglas Road

Planner Youmans presented a staff report dated December 7, 2015 regarding a Rezoning application to amend the Land Use Bylaw from R9 to a R9 variant.

Applicant Eric van Soeren was present.

SS-2015-230

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee amend Bylaw No. 485, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 3, 2015," by removing Section 25 in its entirety and replacing it with the following:

- (25) Despite Part 7 (Table 3), eighty (80) automobile parking spaces are required and deemed sufficient to accommodate the following uses simultaneously:
- a. a private boat club house with total floor area not exceeding 230 square metres;
 - b. a parking lot for a private boat club, provided the total length of private boat club wharfage does not exceed 1524 meters; and
 - c. one single-family dwelling.
- (26) Additional parking spaces must be provided in accordance with Part 7 (Table 3) if the private boat club house floor area or private boat club wharfage exceeds that in Article 9.9.4 (25).

and by making such consequential numbering alterations to effect this change (SS-RZ-2015.1, 150 Douglas).

CARRIED

SS-2015-231

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee Bylaw No. 485, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 3, 2015", be read a second time (SS-RZ-2015.1, 150 Douglas Road).

CARRIED

SS-2015-232

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee review the Directives Only Policies and determined that Bylaw No. 485 is not contrary to or at variance with the Islands Trust Policy Statement (SS-RZ-2015.1, 150 Douglas).

CARRIED

SS-2015-233

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to schedule a public hearing for Bylaw No. 485 (SS-RZ-2015.1, 150 Douglas).

CARRIED

SS-2015-234

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee encourage the applicant to maintain signage directing Club members to the Ganges Harbour pump-out facility prior to approval of Bylaw No. 485 (SS-RZ-2015.1, 150 Douglas).

CARRIED

SS-2015-235

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to draft a letter to be signed by Chair Luckham to the North Salt Spring Waterworks District that addresses their concerns regarding increased water demand (SS-RZ-2015.1, 150 Douglas).

CARRIED

Trustee Grove returned to the meeting at 2:07 p.m.

17.3 SS-RZ-2014.2 - SS-BL-483 - Salt Spring Island Abattoir - 1449 Fulford-Ganges Road

Planner Youmans presented a memorandum dated December 10, 2015 regarding the Salt Spring Island Abattoirs slaughter waste disposal practices.

The memorandum was received for information.

18. UPCOMING MEETINGS

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled for 9:30 a.m. on January 14, 2016 at the Hart Bradley Hall (Lions Club), 103 Bonnet Avenue, Salt Spring Island.

19. ADJOURNMENT

By general consent the meeting adjourned at 2:35 p.m.

Peter Luckham, Chair

CERTIFIED CORRECT:

Sarah Shugar, Recorder