



Salt Spring Island Local Trust Committee Minutes of a Special Meeting

Date: Wednesday, March 3, 2016
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: Jason Youmans, Planner 2
Claire Olivier, Legislative Clerk
Sarah Shugar, Recorder

Media and Others Present: Gulf Islands Driftwood Reporter
Approximately 27 members of the public

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 5:00 p.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

By general consent the agenda was approved.

3. COMMUNITY INFORMATION MEETING

3.1 Proposed Bylaw No. 484 - Grantville Area

3.1.1 Staff Presentation

Planner Youmans presented an overview of proposed Bylaw No. 484 for the Grantville Area.

3.1.2 Question and Answer Period

Chair Luckham facilitated a question and answer period.

The following comments and questions were highlighted:

- there was question whether the proposed bylaw discourages property owners from repairing failing septic systems;

- there was question about the number of properties affected by the proposed bylaw;
- there was question regarding the geology of the area;
- there was question whether the proposed bylaw would fix the problem;
- there was question whether other long term solutions for water quality and quantity were considered;
- there was question why the Grantville neighbourhood was selected for the proposed bylaw. Concern was expressed that the neighbourhood would become less affordable as a result of the proposed bylaw. It was noted that the Salt Spring Island Local Trust Committee was engaged by neighbourhood residents concerned about proximity of septic systems to wells and that the proposed bylaw is one solution to address those concerns;
- there was question to identification of well locations and septic fields on adjacent properties. It was noted there is a provincial well log database, but well location may be inaccurate;
- there was question how properties would be affected if existing septic fields are closer than 30 meters to a well. It was noted the proposed bylaw does not address whether a specific septic field is impacting a neighbours well;
- there was question whether the bylaw grandfathers existing systems. The following wording for section 4.5.2 was proposed: "no new sewage disposal fields or new septage pits...";
- there was question regarding potential recommendations from Island Health if a variance is applied for and granted. Concern was expressed regarding regulations for ongoing monitoring of septic fields. It was noted the proposed bylaw does not address the question of maintenance and monitoring. It was also noted in some communities the Capital Regional District (CRD) has a maintenance requirement;
- there was question why the Islands Trust wants to control aspects of the Grantville neighbourhood;
- there was question regarding evidence of water quality issues in the Grantville neighbourhood. It was noted the Salt Spring Island Local Trust Committee has not undertaken a water quality study. It was also noted proposed Bylaw No. 484 initially covered the entire island but after further consideration it was decided the Grantville area would be a pilot area as the bylaw was drafted in response to concerns from a significant number of residents in the neighbourhood.
- there was question whether the property owners of larger lots have come forward with concerns as to why their properties were included in the proposed bylaw. It was noted the reason those properties were included was for convenience of mapping;
- there was question regarding Island Health's involvement as septic system failure and well water quality are a health issue. The procedure in the event of a septic system failure was noted;
- there was question whether the Islands Trust would be able to override Island Health and qualified professionals; It was noted that the Local Government Act authorizes local governments to enact land use bylaw setbacks
- there was question whether a permit would involve a fee and an estimated processing period of 3 months;

- there was question how the proposed bylaw would affect low income property owners as the Grantville area is one of the few affordable neighbourhoods on Salt Spring Island;
- there was question whether Island Health has received complaints regarding water contamination. It was noted that Island Health has not confirmed cases of contamination in the neighbourhood;
- there was question regarding Sewerage System Regulations. It was noted Sewerage System Regulations authorize qualified professionals to approve a reduction of the proximity between wells and septic systems and that Islands Trust received a legal opinion on this issue.

Chair Luckham noted that referrals were made to, and responses received from, a number of interested public agencies, including the Capital Regional District (CRD) and Island Health.

4. UPCOMING PUBLIC HEARING

The Public Hearing for Proposed Bylaw No. 484 will commence at 6:30 p.m. at Hart Bradley Hall (Lions Club), 103 Bonnet Avenue, Salt Spring Island.

5. ADJOURNMENT

By general consent the meeting adjourned at 6:06 p.m.

Peter Luckham, Chair

CERTIFIED CORRECT:

Sarah Shugar, Recorder