



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

**Date:** Thursday, July 21, 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:** Stefan Cermak, Regional Planning Manager (RPM)  
Seth Wright, Acting Planner 2  
Shelley Miller, Planner 1  
Thomas Loo, Bylaw Enforcement Officer (BEO)  
Sarah Shugar, Recorder

**Media and Others Present:** Gulf Islands Driftwood Reporter  
Approximately 3 members of the public - a.m.  
Approximately 70 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 and he expressed that he is thankful for that.

### 2. APPROVAL OF AGENDA

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

### 3. PREVIOUS MEETINGS

#### 3.1 Draft Minutes of the Salt Spring Island Local Trust Committee

##### 3.1.1 Draft Minutes of the June 29, 2016 SSI LTC Regular Meeting

**By general consent**, the Salt Spring Island Local Trust Committee Minutes of June 29, 2016 were adopted.

#### 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 July 7, 2016 Agricultural Advisory Planning Commission Meeting

The minutes were received.

3.3.2 Draft Minutes of the July 7, 2016 Advisory Planning Commission Meeting

The minutes were received.

**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 Policy and Standing Resolutions List**

The report was received.

**7.2 Work Program Top Priorities Report**

The report was received.

**7.3 Projects List**

The report was received.

**SS-2016-147**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee direct staff to draft a terms of reference for a detailed peak day/month supply versus demand analysis to determine the current available yield of St. Mary Lake and Maxwell Lake during peak summer demand periods.

**CARRIED**

**7.4 Applications with Status Report**

The report was received.

**7.5 Expense Report - None**

**7.6 Trust Fund Board Report – None**

**7.7 2016/17 Local Planning Work Program Priorities & Budget**

RPM Cermak presented a staff report dated July 14, 2016 regarding the 2016/17 Local Planning Work Program Priorities & Budget.

**SS-2016-148**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee remove “Grantville Neighbourhood” from the Top Priority List.

**CARRIED**

**SS-2016-149**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee amend the Work Program to place “Implementation of Secondary Suites and cottages using Temporary Use Permits” as a Top Priority.

**CARRIED**

**SS-2016-150**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee direct staff to provide additional details, options and project estimates for “Affordable Rental Housing for Cottages.”

**CARRIED**

**SS-2016-151**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee direct staff to provide additional details, options and project estimates for “Watershed Management” specifically regarding an Integrated Water Management Program and follow up actions from recommendations in the Water Conservation and Water Demand Management Report dated April 2016.

**CARRIED**

**7.8 2017/18 Local Planning Programs Budget Development**

RPM Cermak presented a staff report dated July 14, 2016 regarding the 2017/18 Local Planning Programs Budget Development.

The meeting recessed at 10:20 a.m. and reconvened at 10:26 a.m.

**8. LOCAL TRUST COMMITTEE PROJECTS**

**8.1 4008 - SS-BL-493 - Piers Island Official Community Plan Amendment**

Planner Wright presented a staff report dated July 14, 2016 regarding Bylaw No. 493 to Amend the Piers Island Official Community Plan Bylaw No. 51.

**SS-2016-152**

**It was MOVED and SECONDED,**

that Salt Spring Island Local Trust Committee read Bylaw No. 493, cited as “Piers Island Official Community Plan Bylaw, 1982, Amendment No. 1, 2016,” a first time.

**CARRIED**

**SS-2016-153**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee direct staff to prepare a Public Hearing for Bylaw No. 493, cited as “Piers Island Official Community Plan Bylaw, 1982, Amendment No. 1, 2016.”

**CARRIED**

**SS-2016-154**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee direct staff to review the greenhouse gas emissions target referred to in draft Bylaw No. 493, Schedule No. 1, for achievability.

**CARRIED**

**8.2 4015 - SS-BL-492 - Technical Land Use Bylaw Amendment**

Planner Wright presented a staff report dated July 13, 2016 regarding Bylaw No. 492 – Technical Land Use Bylaw Update.

**SS-2016-155**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee read Bylaw No. 492, cited as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 4, 2016,” a second time, as presented in Appendix 1, attached to the Staff Report dated July 13, 2016.

**CARRIED**

**SS-2016-156**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee has reviewed the Directives Only Policies and determines that Bylaw No. 492, cited as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 4, 2016”, is not contrary or at variance with the Islands Trust Policy Statement.

**CARRIED**

**SS-2016-157**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee direct staff to prepare a public hearing for Bylaw No. 492, cited as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 4, 2016.”

**CARRIED**

## **9. CORRESPONDENCE**

### **9.1 Chief Harvey Underwood, Tsawout First Nation - Dated July 7, 2016 - Concerning Protection and Guardianship of Owl Island**

The correspondence was received.

The Salt Spring Island Local Trust Committee closed the meeting at 11:12 a.m. See Items 17.1 and 17.2. The meeting reconvened at 11:32 a.m. The meeting recessed at 11:33 a.m. and reconvened at 12:00 p.m.

## **10. TRUSTEE REPORTS**

Trustee Grove reported that he attended meetings with the following: the Chair of the Greenwoods Board of Trustees and the Chair of the Meadowbrook Board of Trustees regarding senior housing; with residents and stakeholders regarding the Non-Farm Use Application for Recreational Playing Fields on Brinkworthy Road; farmers regarding farm worker housing and with the Salt Spring Island Incorporation Study regarding the Road Condition Assessment Report.

Trustee Grams reported he has been working with Islands Trust staff and the Salt Spring Island Watershed Protection Authority (SSIWPA) coordinator on the objectives and tasks for the Integrated Watershed Management Plan for Salt Spring Island. He attended meetings with the following: Islands Trust Executive Committee; the Mayne Island Local Trust Committee; the North Pender Island Local Trust Committee; the Salt Spring Island Incorporation Study Committee and a number of residents regarding local governance issues.

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

Chair Luckham reported that he attended Trust Council on North Pender Island and the next Trust Council is scheduled for September 13 to 15, 2016 on Mayne Island.

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

Capital Regional District (CRD) Director McIntyre reported that he attended the following: CRD Water and Sewer Commission Meetings in preparation for the 2017 budget; Transition Salt Spring for a climate energy grant application for the electric car program; the Ferry Advisory Committee regarding the new schedule; the Salt Spring Island Public Library; the Electoral Area Services Committee; and the Capital Regional Hospital Foundation; an affordable housing event hosted by Salt Spring Island Community Services followed by a meeting with the CRD Housing Secretary regarding progress on the Drake Road and School District No. 64 affordable housing projects. Additionally, a contract was awarded for the Ganges Sewer Project; a Memorandum of Understanding with BC Transit for a 3 year expansion plan for Salt Spring Island; and seeking Ministry of Environment approval to reuse wastewater from the Ganges Sewer System for the Burgoyne Bay Liquid Waste Facility. He attended the 2016 Heritage Day at the Farmer's Institute.

### **13. DELEGATIONS**

#### **13.1 181 Brinkworthy Location will be a Community Asset - S. Hambrook - Salt Spring Fastpitch**

Sherry Hambrook expressed support for the Non-Farm Use Application for Recreational Playing Fields and provided a Power point presentation.

#### **13.2 Support of the 181 Brinkworthy Application on behalf of the SSI Minor Baseball Association - Corey Johnson & Meghan McKee**

Meghan McKee and Corey Johnson expressed support for the Non-Farm Use Application for Recreational Playing Fields.

### **14. TOWN HALL AND QUESTIONS**

Chair Luckham opened the Town Hall at 12:25 p.m.

Ten members of the public expressed opposition to the Non-Farm Use Application for Recreational Playing Fields (SS-ALR-2015.2, 181 Brinkworthy Road).

Twelve members of the public expressed support for the Non-Farm Use Application for Recreational Playing Fields (SS-ALR-2015.2, 181 Brinkworthy Road).

One member of the public expressed concern regarding the process of the Non-Farm Use Application for Recreational Playing Fields (SS-ALR-2015.2, 181 Brinkworthy Road).

One member of the public expressed support for preservation of farmland and suggested that application SS-ALR-2015.2, 181 Brinkworthy Road contribute an equal amount and quality of farmland into the Agricultural Land Reserve (ALR).

### **15. APPLICATIONS AND REFERRALS**

#### **15.1 SS-ALR-2015.2 - Capital Regional District - 181 Brinkworthy Road**

RPM Cermak presented a staff report dated July 13, 2016 regarding the Non-Farm Use Application for Recreational Playing Fields.

Applicant Dan Ovington, CRD Manager, Parks and Recreation was present and spoke to the application.

**SS-2016-158**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee forward 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 the Agricultural Land Commission (181 Brinkworthy Road) with the following comment: the Salt Spring Island Local Trust Committee supports the greater community benefit in the non-farm use application for 181 Brinkworthy Road but would like to see greater benefit to local farming by proposing the Agricultural Land Commission make conditional their non-farm use approval (if given) the following: Establishment of a minimum 1 hectare farm; or similar.

**CARRIED**

The meeting recessed at 1:55 p.m. and reconvened at 2:01 p.m.

**SS-2016-159**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee agreed Trustee Grams would draft a letter to the Chair of the Agricultural Advisory Planning Commission (AAPC) to explain the decisions with regard to the non-farm use application for 181 Brinkworthy Road, for signature of the Chair.

**CARRIED**

**15.2 SS-RZ-2015.3 - Capital Regional District - 181 Brinkworthy Road**

RPM Cermak presented a staff report dated July 14, 2016 regarding a proposal to amend the OCP designation and zoning to allow a sports field park.

**SS-2016-160**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee defer further consideration of rezoning application SS-RZ-2015.3 until such time that the Agricultural Land Commission has announced their decision (regarding SS-ALR-2015.2 – 181 Brinkworthy Road).

**CARRIED**

**15.3 SS-RZ-2016.1 - R. Langevin - 805 Vesuvius Bay Road**

Planner Wright presented a staff report dated July 14, 2016 regarding rezoning a Commercial Accommodation 2 (CA2)-zoned parcel to a new Residential 8 (R8) zone variant.

Brent Taylor, representative of the applicant was present and spoke to the application.

**SS-2016-161**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee request that the applicant submit a water demand and supply analysis and plan demonstrating adequate supply of water for the proposed density and uses without reducing groundwater levels for neighbouring properties and demonstrating conformance with Official Community Plan policies, prepared, signed and sealed by a Professional Engineer with relevant experience (SS-RZ-2015.3, 805 Vesuvius Bay).

**CARRIED**

**SS-2016-162**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee request that the applicant submit a septic plan demonstrating adequate capacity for the proposed density and uses prepared, signed and sealed by a Professional Engineer with relevant experience (SS-RZ-2015.3, 805 Vesuvius Bay).

**CARRIED**

**SS-2016-163**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee request that the applicant submit a detailed proposal for density transfer and amenity contributions in accordance with the Salt Spring Island Official Community Plan Appendix 3 (Amenity Zoning) and Appendix 4 (Transfer of Development Potential (SS-RZ-2015.3, 805 Vesuvius Bay).

**CARRIED**

**SS-2016-164**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee request staff to draft a letter to BC Parks affirming the Salt Spring Island Local Trust Committee support in principle for the appropriate use of density transfer to facilitate beneficial development on Salt Spring Island.

**CARRIED**

**15.4 SS-TUP-2016.3 - T. Montgomery - 2591 Fulford-Ganges Road**

Planner Wright presented a staff report dated July 13, 2016 regarding a Temporary Use Permit for 2591 Fulford-Ganges Road.

Applicant Tymon Montgomery was present and spoke to the application.

**SS-2016-165**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee approve issuance of Temporary Use Permit SS-TUP-2016.3 for Lot 2, Section 12, Range 1, South Salt Spring Island, Cowichan District, Plan 3785, as shown outlined in red on Plan 1953 - R for a term of 3 years (2591 Fulford-Ganges Road).

**CARRIED**



## 16. OTHER BUSINESS

### 16.1 New Business

#### 16.1.1 Medical Marihuana Licensing

Planner Miller presented a staff report dated July 11, 2016 regarding Health Canada Licences to Produce Medical Marihuana.

##### **SS-2016-166**

**It was MOVED and SECONDED,**

that resolution SSI-277-13, directing staff to implement Option 2 in reporting to the Local Trust Committee, as described in the December 5, 2013 staff report titled "Health Canada License to Produce Medical Marihuana", adopted at the December 12, 2013 regular business meeting of the Salt Spring Island Local Trust Committee, be rescinded.

**CARRIED**

##### **SS-2016-167**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee direct staff to add the following to the Policy and Standing Resolutions List: The Salt Spring Island Local Trust Committee direct staff to report to the Salt Spring Island Local Trust Committee with all proponent names and proposed locations as submitted in the Notice of Intent to apply to become a licensed producer of marihuana for medical purposes.

**CARRIED**

#### 16.1.2 North Beach/Walker's Hook Road Repairs

RPM Cermak reported Mainroad Contracting was not available to attend the meeting.

## 17. CLOSED MEETING

### 17.1 Motion to Close the Meeting

##### **SS-2016-168**

At 11:12 a.m., it was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee close this meeting to the public subject to Community Charter Part 4, Division 3, Section 90(1)(f) law enforcement, if the Committee considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment and that staff be invited to remain.

**CARRIED**

Resolution SS-2016-167 was rescinded at the SSI LTC Regular Meeting of December 6, 2018 through Resolution SS-2018-277.

**17.2 Motion to Open the Meeting**

**SS-2016-169**

At 11:33 a.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**

**17.3 Rise and Report - None**

**18. UPCOMING MEETINGS**

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled for 9:30 a.m. on September 1, 2016 at the Hart Bradley Hall (Lions Club), 103 Bonnet Avenue, Salt Spring Island.

**19. ADJOURNMENT**

**By general consent** the meeting adjourned at 2:38 p.m.

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Peter Luckham, Chair

Certified Correct:

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Sarah Shugar, Recorder