



Salt Spring Island Local Trust Committee Minutes of Regular Meeting

Date: Thursday, September 1, 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)
Jennifer Eliason, Islands Trust Fund Manager
Jason Youmans, Planner 2
Seth Wright, Planner 2
Shelley Miller, Planner 1
Sarah Shugar, Recorder

Media and Others Present: Gulf Islands Driftwood Reporter
Approximately 6 members of the public - a.m.
Approximately 17 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 9:30 a.m. He introduced himself, the Trustees and staff and acknowledged that the Local Trust Committee is meeting on Coast Salish Territory and he expressed that he is thankful for that.

2. APPROVAL OF AGENDA

The following supplemental item to the agenda was presented for consideration:

4.1.1 Request to meet with the Ministry of Transportation – Mainroad Contracting

By general consent the agenda and addendum were approved.

3. PREVIOUS MEETINGS

3.1 Draft Minutes of the Salt Spring Island Local Trust Committee

3.1.1 Draft Minutes of the July 21, 2016 SSI Local Trust Committee Regular Meeting

The following amendment to the minutes was presented for consideration:

1. Replace “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.” with “He

introduced himself, the Trustees and staff and acknowledged that the Local Trust Committee is meeting on Coast Salish Territory and he expressed that he is thankful for that.”

By general consent, the minutes of the July 21, 2016 Salt Spring Island Local Trust Committee Regular Meeting were adopted as amended.

3.2 Resolutions Without Meeting Report

The report was received.

3.3 Draft Minutes of the Advisory Planning Commissions - none

4. BUSINESS ARISING FROM MINUTES

4.1 Follow-Up Action List

The report was received.

4.1.1 Request to meet with the Ministry of Transportation and Infrastructure – Mainroad Contracting

RPM Cermak presented a verbal report regarding the request to meet with the Ministry of Transportation and Infrastructure – Mainroad Contracting. Chair Luckham reported the Executive Committee has discussed roads within the Trust Area and he has received an invitation to meet with the Ministry of Transportation and Infrastructure.

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.

Planner Youmans presented a verbal update regarding the Ganges Village Area Planning – Harbourwalk project.

7.4 Applications with Status Report

The report was received.

7.5 Expense Report

The report was received.

7.6 Trust Fund Board Report - none

7.7 2017/18 Local Planning Programs Budget Development

RPM Cermak presented a staff report dated September 1, 2016 regarding the 2017/18 Local Planning Programs Budget Development.

The meeting recessed at 10:26 a.m. and reconvened at 10:30 a.m.

8. LOCAL TRUST COMMITTEE PROJECTS

8.1 4057 - Rural Watershed Uses - Project Update

Planner Youmans presented a staff report dated September 1, 2016 regarding Agriculture in Rural Watershed Zones.

SS-2016-170

It was MOVED and SECONDED,

that Salt Spring Island Local Trust Committee Bylaw No. 487, cited as Salt Spring Island land Use Bylaw No. 355, 1999, Amendment No. 5, 2015, be read a first time.

CARRIED

SS-2016-171

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to convene a Community Information Meeting and forward decision regarding Bylaw No. 487 to the Advisory Planning Commission and the Agricultural Advisory Planning Commission.

CARRIED

SS-2016-172

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to prepare a draft bylaw to amend Salt Spring Island Official Community Plan Bylaw No. 434 to allow land use bylaw amendments to encourage environmental farm practices.

CARRIED

9. CORRESPONDENCE

9.1 Islands Trust Fund Board to Tsawout First Nation - Dated August 15, 2016 Concerning Tsawout First Nation Opposition to the Sale and/or Development of Owl Island

The correspondence was received.

9.2 Local Trust Committee Chair P. Luckham to D. Masselink of Royal Roads University - Dated July 14, 2016 and Response - Concerning the Fulford Harbour Clam Garden Project

The correspondence was received.

9.3 North Salt Spring Waterworks District to SSI Local Trust Committee - Dated August 19, 2016 - Concerning NSSWD Water Restrictions Under the NSSWD Moratorium

The correspondence was received.

SS-2016-173

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to draft a letter to the North Salt Spring Waterworks District regarding current practices.

CARRIED

The Salt Spring Island Local Trust Committee closed the meeting at 11:08 a.m. See Items 17.1 and 17.2. The meeting reconvened at 11:38 a.m. The meeting recessed at 11:38 a.m. and reconvened at 12:00 p.m.

10. TRUSTEE REPORTS

Trustee Grams reported that he attended the unveiling of the welcome totem poles in Burgoyne Bay Provincial Park and meetings with the following: the Galiano Island Local Trust Committee; the North Pender Island Local Trust Committee; and with the Alternate Capital Regional District Director and the Chair of North Salt Spring Island Waterworks District. He reported the Salt Spring Island Watershed Protection Authority (SSIWPA) has completed the project charter for the Integrated Water Management Plan. SSIWPA has agreed membership on the Conservation and Efficiency Working Group is open to all residents of the Southern Gulf Islands. Trustee Grams reported the Salt Spring Island Incorporation Study has published the Roads Condition Assessment report and the Ministry of Community, Sport and Cultural Development is expected to release the Offer of Restructure Assistance within the next two weeks. The recommendation from the Incorporation Study Committee to Minister Fassbender regarding a referendum is expected to be complete prior to the end of December 2016 and if Minister Fassbender approves a referendum it would likely take place in the first quarter of 2017.

Trustee Grove reported that he attended meetings with the following: the Salt Spring Island Incorporation Study Committee; the Capital Regional District regarding Experience the Gulf Island initiative and inter-island transportation; various members of

the community regarding affordable housing and water issues; the Financial Planning Committee regarding the 2017 budget; the Islands Trust Office Location Select Committee; and various members of the community regarding the Harbourwalk project.

11. CHAIR'S REPORT

Chair Luckham reported that he attended meetings with the following: the Trust Programs Committee regarding the Islands Trust visioning statement; the Financial Planning Committee regarding the audited financial statements; and the Local Planning Committee. Additionally, he met with other agencies regarding Gabriola Island anchorages, oil tanker traffic and safety, and coal terminals. The next Trust Council is scheduled for September 13 to 15, 2016 in Sidney.

12. CRD DIRECTOR'S REPORT - none

13. DELEGATIONS - none

14. TOWN HALL AND QUESTIONS

Chair Luckham opened the Town Hall at 12:10 p.m.

One member of the public expressed support for proposed Bylaw No. 487 and requested staff and Trustees address the questions posed in a letter submitted regarding the protection of drinking lake watersheds.

One member of the public spoke on behalf of the Salt Spring Island Water Preservation Society and requested staff and Trustees support a meeting of the agricultural community and the water preservation groups to facilitate discussion regarding agriculture in rural watershed zones. Concern was expressed regarding the statement in a staff report regarding public participation during the Integrated Watershed Management Plan for St. Mary Lake and support for regulatory processes in watersheds.

One member of the public expressed concern regarding application SS-DVP-2016.2.

One member of the public requested data regarding applications that have been processed following the adoption of the Riparian Areas Regulations Bylaw for Salt Spring Island.

15. APPLICATIONS AND REFERRALS

15.1 SS-DVP-2016.1 - S. Roberts - 680 Sunset Drive

Planner Youmans presented a staff report regarding a Development Variance Permit Application.

Applicant Stephen Roberts and Harvey Lau, representative of the applicant were present and spoke to the application.

SS-2016-174

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee defer application SS-DVP-2016.1.

CARRIED

15.2 SS-DP-2016.4 - C. Gossett - 178 Cedar Lane

Planner Wright presented a staff report regarding a Development Permit for a New Septic Field within DPA 5 – Community Well Capture Zones.

SS-2016-175

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve issuance of Development Permit SS-DP-2016.4 for Lot A, Section 6, Range 4 East, North Salt Spring Island, Cowichan District, Plan 48503.

CARRIED

15.3 SS-SUB-2015.3 - E. Booth, Tsalix Investments Inc. - 380 Long Harbour Road

Planner Wright presented a staff report regarding a Water Treatment Covenant.

SS-2016-176

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee accept a water treatment covenant under section 219 of the Land Title Act from the registered owners of Lot B, Section 3, Range 5 East, North Salt Spring Island, Cowichan District, Plan 30586 and designate any member of the Local Trust Committee to sign the covenant (SS-SUB-2015.3, 380 Long Harbour Road).

CARRIED

15.4 SS-DVP-2016.2 - G.M. Dickson - 146 Dover Place

Planner Miller presented a staff report regarding a Development Variance Permit Application.

Applicant Gail Dickson was present and spoke to the application.

SS-2016-177

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve issuance of Development Variance Permit SS-DVP-2016.2.

CARRIED

15.5 SS-ALR-2016.3 - G. Gilchrist, GILX Management Corporation - 902 Beaver Point Road

Planner Miller presented a staff report regarding Subdivision in the Agricultural Land Reserve.

Applicant Garry Gilchrest was present and spoke to the application.

SS-2016-178

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to refer SS-ALR-2016.3 to the Salt Spring Island Agricultural Advisory Planning Commission for comment.

CARRIED

16. OTHER BUSINESS

16.1 New Business

16.1.1 Thetis Island Local Trust Committee Referral of Bylaw No. 101

The Salt Spring Island Local Trust Committee received a staff report dated September 1, 2016 from Planner Miller regarding a Bylaw Referral from Thetis Island Local Trust Committee.

SS-2016-179

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to respond to the referral from the Thetis Island Local Trust Committee for Bylaw No. 101, indicating that interests are unaffected.

CARRIED

16.1.2 Mayne Island Local trust Committee Referral of Bylaw No.170

The Salt Spring Island Local Trust Committee received a staff report dated September 1, 2016 from Planner Miller regarding a Bylaw Referral from Mayne Island Local Trust Committee.

SS-2016-180

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to respond to the referral from the Mayne Island Local Trust Committee for Bylaw No. 170, indicating that interests are unaffected.

CARRIED

16.1.3 North Pender Local Trust Committee Referral of Bylaws No. 203-204

The Salt Spring Island Local Trust Committee received a staff report dated September 1, 2016 from Planner Miller regarding a Bylaw Referral from North Pender Island Local Trust Committee.

SS-2016-181

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to respond to the referral from the North Pender Island Local Trust Committee for Bylaws No. 203 and 204, indicating that interests are unaffected.

CARRIED

17. CLOSED MEETING

17.1 Motion to Close the Meeting

SS-2016-182

At 11:08 a.m. it was **MOVED and SECONDED** that the Salt Spring Island Local Trust Committee closes this meeting to the public subject to Community Charter Part 4, Division 3, Section 90(1)(j) information prohibited under section 21 of the Freedom of Information and Protection of Privacy Act and Section 90(2)(b) the consideration of information received and held in confidence and that staff be invited to remain.

CARRIED

17.2 Motion to Open the Meeting

SS-2016-183

At 11:38 a.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

The Salt Spring Island Local Trust Committee directed staff to write to Mr. Dugal Smith, owner of Owl Island to advise that the Salt Spring Island Local Trust Committee is awaiting a response from the Provincial Government regarding the letter from the Tsawout First Nation regarding their opposition to the sale of Owl Island.

18. UPCOMING MEETINGS

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled for 9:30 a.m. on September 23, 2016 at the Hart Bradley Hall (Lions Club), 103 Bonnet Avenue, Salt Spring Island.

19. ADJOURNMENT

By general consent the meeting adjourned at 1:24 p.m.

Peter Luckham, Chair

Certified Correct:

Sarah Shugar, Recorder