



Salt Spring Island Local Trust Committee Minutes of Regular Meeting

Date: Friday, September 23, 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)
Jason Youmans, Planner 2
Seth Wright, Planner 2
Sarah Shugar, Recorder

Media and Others Present: Ryan Evanoff, Operations Manager, Ministry of Transportation and Infrastructure
Tina Rogers, District Manager, Ministry of Transportation and Infrastructure
Gulf Islands Driftwood Reporter
Approximately 6 members of the public - a.m.
Approximately 6 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 in Coast Salish Territory and he expressed his gratitude.

2. APPROVAL OF AGENDA

By general consent the agenda was adopted.

3. PUBLIC HEARING

3.1 Recess for Public Hearing

The meeting recessed at 9:32 a.m.

3.1.1 Bylaw No. 492 - Technical Amendment to Land Use Bylaw No. 355

3.2 Recall to Order

The meeting reconvened at 9:45 a.m.

4. PREVIOUS MEETINGS

4.1 Draft Minutes of the Salt Spring Island Local Trust Committee

4.1.1 Draft Minutes of the September 1, 2016, SSI LTC Regular Meeting

By general consent, the Salt Spring Island Local Trust Committee Minutes of September 1, 2016 were adopted.

4.2 Resolutions Without Meeting Report – None

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.

5.2 Road Maintenance and Improvement - Ryan Evanoff, Operations Manager - Ministry of Transportation - Southern Vancouver Island

Ryan Evanoff, Operations Manager - Ministry of Transportation and Infrastructure (MOTI) - Southern Vancouver Island presented an update regarding roads on Salt Spring Island. The Trustees requested clarification regarding the most effective protocol for the community to communicate concerns regarding road conditions and deficiencies. The Trustees spoke to the importance of road maintenance and requested an update regarding the Ganges “sink hole”.

6. COMMUNITY INFORMATION MEETING - 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.

7.4 Applications with Status Report

The report was received.

7.5 Expense Report - None

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 regarding the 2017/18 Local Planning Programs Budget Development.

SS-2016-184

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request an allocation of \$4,500 dollars to its 2017/18 Special Projects Budget.

CARRIED

SS-2016-185

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve and forward the draft 2017/18 Salt Spring Island Project Budget Request to the Financial Planning Committee as presented.

CARRIED

SS-2016-186

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee advise the Director of Administrative Services that a Budget Proposal will be submitted prior to the October 19, 2016 Financial Planning Committee meeting to support the Salt Spring Island Watershed Management Coordination Services delegated from Trust Council and supported by Special Tax Requisition.

CARRIED

8. LOCAL TRUST COMMITTEE PROJECTS

8.1 4014 - Watershed Management

RPM Cermak presented a staff report regarding the Watershed Management – Terms of Reference for a Detailed Summer Supply and Demand Analysis.

SS-2016-187

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request that staff consult with the Salt Spring Island Watershed Protection Authority to review the terms of reference for services relating to a drought risk analysis and 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

The meeting recessed at 10:57 a.m. and reconvened at 12:00 p.m.

9. CORRESPONDENCE - None

10. TRUSTEE REPORTS

Trustee Grove reported that he attended meetings with the following: the Salt Spring Island Incorporation Study Committee; various members of the community regarding affordable housing projects; and a property owner regarding Riparian Areas Regulations (RAR). He also attended the following; Trust Council meetings in Sydney; the 2016 Fall Fair; and the Incorporation Study Committee Road Condition Assessment Public Presentation. Trustee Grove reported the Salt Spring Island Incorporation Study Committee expects to release a final report by October 31, 2016 and submit a recommendation to Honourable Peter Fassbender, Minister of Community, Sport and Cultural Development by November 30, 2016.

Trustee Grams reported that he attended Trust Council on September 13 to 15, 2016 in Sidney. He advised that the Salt Spring Island Incorporation Study Committee received a Provincial offer of restructure assistance details of which are posted on the Salt Spring Island Incorporation Study Committee website. He is scheduled to attend the Union of British Columbia Municipalities (UBCM) on September 26 to 30, 2016 in Victoria where he will attend a session with Honourable Todd Stone, Minister of Transportation and Infrastructure regarding BC Ferries.

11. CHAIR'S REPORT

Chair Luckham presented the following highlights from the Trust Council meetings held September 13 to 15, 2016; a visioning exercise for the Islands Trust; the Islands Trust Transition Plan regarding the potential incorporation of Salt Spring Island which was adopted and forwarded to Honourable Peter Fassbender, Minister of Community, Sport and Cultural Development; and endorsement of the Community Housing Report regarding affordable housing in the Local Trust Area. He is scheduled to attend the Union of British Columbia Municipalities (UBCM) on September 26 to 30, 2016 in Victoria.

12. CRD DIRECTOR'S REPORT

Trustee Grove presented the following update on behalf of Capital Regional District (CRD) Director McIntyre: the CRD has proposed a budget of \$150,000 dollars for an assessment of existing boardwalk structures and the appointment of a Steering Committee for the Harbourwalk Project.

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 opposition regarding application SS-TUP-2016.4 (Islands Trust Office at 500 Lower Ganges Road) and raised concerns that this item was advanced from the afternoon to the morning session.

One member of the public expressed support for Riparian Areas Regulations (RAR) and for the protection of watercourses on Salt Spring Island. Concern was expressed regarding Cusheon Lake water quality. Support was expressed for application SS-TUP-2016.4.

One member of the public expressed opposition to the Riparian Areas Regulations on Salt Spring Island and requested a review of Adopted Bylaw No. 480.

Chair Luckham expressed apologies for changing the order of the meeting by advancing Item 15.2 - SS-TUP-2016.4 from the afternoon to the morning session; however, he re-enforced that the Local Trust Committee may re-order the agenda at their discretion.

15. APPLICATIONS AND REFERRALS

15.1 SS-DP-2016.5 - P. Bryant & L. Clark - 575 Mount Belcher Heights

Planner Wright presented a staff report regarding a Development Permit for a residence, accessory buildings and septic field within Development Permit Area 5 – Community Well Capture Zones.

Donald Gunn, representative for the applicant was present and spoke to the application.

SS-2016-188

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve issuance of Development Permit SS-DP-2016.5 for Lot 17, District Lot 24, North Salt Spring Island, Cowichan District, Plan 23312.

CARRIED

15.2 SS-TUP-2016.4 - B.C. Hydro - 500 Lower Ganges Road

RPM Cermak presented a staff report regarding a Temporary Use Permit Application to allow the continued use of Islands Trust offices for local government services.

SS-2016-189

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve renewal of Temporary Use Permit SS-TUP-2013.1 for a period of three years commencing on the revised date of permit issuance.

CARRIED

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

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

SS-2016-190

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to investigate the regulatory mechanisms at the disposal of the Salt Spring Island Local Trust Committee to restrict North Salt Spring Waterworks District connection to only one building on Lot 9 District, District Lot 4, North Salt Spring Island, Cowichan District, Plan 9115.

CARRIED

16. OTHER BUSINESS - None

17. CLOSED MEETING - None

18. UPCOMING MEETINGS

A Special Meeting of the Salt Spring Island Local Trust Committee has been scheduled for October 3, 2016 on Piers Island along with a Public Hearing concerning Proposed Bylaw No. 493. The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled for 9:30 a.m. on October 13, 2016 at the Hart Bradley Hall (Lions Club), 103 Bonnet Avenue, Salt Spring Island.

19. ADJOURNMENT

By general consent the meeting adjourned at 1:00 p.m.

Peter Luckham, Chair

Certified Correct:

Sarah Shugar, Recorder