



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

**Date:** Thursday, October 13, 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  
Shelley Miller, Planner 1  
Thomas Loo, Bylaw Enforcement Officer (BEO)  
Sarah Shugar, Recorder

**Media and Others Present:** Capital Regional District (CRD) Director McIntyre  
Karla Campbell, CRD Senior Manager, Salt Spring Island Administration  
Robin Williams, Chair, Salt Spring Island Transportation Commission  
Gulf Islands Driftwood Reporter  
Approximately 5 members of the public - a.m.  
Approximately 5 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 territory of the Coast Salish First Nations and he expressed his gratitude.

### 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 September 23, 2016 SSI LTC Regular Meeting

By general consent, the Salt Spring Island Local Trust Committee Minutes of September 23, 2016 were adopted.

**3.2 Resolutions Without Meeting Report - None**

**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.

**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.

**7.4 Applications with Status Report**

The report was received.

The Local Trust Committee request that staff provide a verbal update regarding application SS-ALR-2016.1 (240 Atkins Road) at the next regular meeting.

**7.5 Expense Report**

The report was received.

**7.6 Trust Fund Board Report - September 2016**

Chair Luckham presented the Trust Fund Board report dated September 2016.

## 8. LOCAL TRUST COMMITTEE PROJECTS

### 8.1 4020 - Ganges Village Area Planning - Harbourwalk

Planner Youmans presented a staff report dated October 13, 2016 regarding the Ganges Harbourwalk – Upland and Water Zoning.

K. Campbell, CRD Senior Manager of the Salt Spring Island Administration and R. Williams, Chair of the Salt Spring Island Transportation Commission were present and spoke to the project.

#### **SS-2016-191**

**It was MOVED and SECONDED,**

that resolution SS-2016-44, that the Salt Spring Island Local Trust Committee reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 491, cited as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 3, 2016”, is not contrary to or at variance with the Islands Trust Policy Statement”, adopted at the March 10, 2016 regular business meeting of the Salt Spring Island Local Trust Committee be rescinded.

**CARRIED**

#### **SS-2016-192**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee direct staff to prepare an amendment to Salt Spring Island Official Community Plan Bylaw No. 434 to include all lands and waters within the proposed Commercial 7 (C7) zone under Bylaw No. 491 in Development Permit Area 1.

**CARRIED**

## 9. CORRESPONDENCE

### 9.1 Islands Trust Fund - Dated September 14, 2016- Concerning Annual Monitoring Visit for Lot 31, Desiree Road Covenant

The correspondence was received.

### 9.2 Islands Trust Fund - Dated September 14, 2016 - Concerning Annual Monitoring Visit for Manzanita Ridge Nature Reserve Covenant

The correspondence was received.

### 9.3 Islands Trust Fund - Dated September 14, 2016 - Concerning Annual Monitoring visit for the Shacum Covenant, Shephard Hills

The correspondence was received.

**9.4 BC Non-Profit Housing Association - Concerning an Affordable Rental Housing Support Leaflet**

The correspondence was received.

**9.5 Copper Kettle Community Partnership Members - Concerning Homeless Persons - Dated September 9, 2016**

The correspondence was received.

**SS-2016-193**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee direct Trustee Grams to draft a letter on behalf of the Salt Spring Island Local Trust Committee to Copper Kettle for final approval by Resolution Without Meeting (RWM).

**CARRIED**

**9.6 Salt Spring Island Foundation - 2015 Annual Report**

The correspondence was received.

**10. CLOSED MEETING**

**10.1 Motion to Close the Meeting**

**SS-2016-194**

**It was MOVED and SECONDED,**

At 10:40 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)(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**

**10.2 Motion to Open the Meeting**

**SS-2016-195**

**It was MOVED and SECONDED,**

At 11:20 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**

**10.3 Rise and Report – None**

The meeting recessed at 11:20 a.m. and reconvened at 12:00 p.m.

## **11. TRUSTEE REPORTS**

Trustee Grove reported that he attended the following: a Rotary Club luncheon regarding Local Trust Area issues; a Copper Kettle Community Partnership event regarding affordable housing and a Salt Spring Island Local Trust Committee meeting on Piers Island regarding the Piers Island Official Community Plan. He is planning to attend a Channel Ridge Homeowners Association meeting on October 13, 2016.

Trustee Grams reported that he attended meetings with the following: the North Pender Island Local Trust Committee; the Salt Spring Island Watershed Protection Authority; and noted additionally that a Conservation and Efficiency Working Group is convening to further the work of the Integrated Watershed Management project. The inaugural meeting is scheduled on October 19, 2016; the Salt Spring Island Local Trust Committee on Piers Island; and the Ministry of Transportation and Infrastructure (MOTI) in Nanaimo regarding road issues. He reported the following highlights from a meeting of the Coastal Regional District Chairs Ferry Group with Honourable Todd Stone, Minister of Transportation and Infrastructure regarding BC Ferries: BC Ferries revenue is above budget due to increased fare revenue and the reduced cost of oil; the affects of the reductions to minor ferry routes; two new ferries are expected and three ferries are to be retired with a total of 51 additional car spaces. Trustee Grams attended a meeting hosted by the Islands Trust at the Union of BC Municipalities conference.

## **12. CHAIR'S REPORT**

Chair Luckham reported the following highlights from the Union of BC Municipalities conference held September 26 to 29, 2016 in Victoria: local government response and preparedness for drought in BC; a climate action workshop; and a resolution regarding a moratorium on any further anchorages in the Salish Sea. Chair Luckham attended a meeting with the Ministry of Transportation and Infrastructure (MOTI) in Nanaimo regarding road issues throughout the Trust Area.

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

Capital Regional District (CRD) Director McIntyre reported on the following from the Union of BC Municipalities (UBCM) conference: support for the Electoral Area to receive "rural" status; a Forum where SSI received approval for a BC Rural Dividend grant of \$72,080, for a mentoring program to support businesses; an affordable housing session; a meeting hosted by the Islands Trust; and a ministerial panel. He also reported that a \$150,000 allocation for renewal of the Ganges boardwalk and Peck's Cove Park was approved. He attended a meeting with the Transportation Select Committee regarding BC Transit and of an Experience the Gulf Islands meeting scheduled for October 17, 2016 in Saanich, BC.

## **14. DELEGATIONS - None**

## 15. TOWN HALL AND QUESTIONS

Chair Luckham opened the Town Hall at 12:16 p.m.

One member of the public expressed concern regarding application SS-DVP-2016.1 and expressed concern regarding bias.

One member of the public requested acknowledgement of a written submission provided at the September 23, 2016 meeting and expressed concern regarding meeting procedures including the town hall sessions and minutes and presented a written submission entitled "A Caricature Trust Meeting" dated October 13, 2016.

## 16. APPLICATIONS AND REFERRALS

### 16.1 SS-RZ-2016.2 - L. Brown - Lot 15 Park Drive

Planner Miller presented a staff report dated October 13, 2016 regarding a proposal to amend the Land Use Bylaw from Commercial Accommodation 4 to Residential 6.

Applicant Len Brown was present and spoke to the application.

#### **SS-2016-196**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee request staff to prepare a draft a bylaw to amend the Salt Spring Island Land Use Bylaw No. 355, 1999, to rezone Lot 15, Sections 2 and 3, Range 3 East, North Salt Spring Island, Cowichan District, Plan 18728 from Commercial Accommodation 4 to Residential 6 (Lot 15 Park Drive).

**CARRIED**

### 16.2 SS-ALR-2016.4 - M. Bond - 300 Le Page Road

Planner Miller presented a staff report regarding a Non-Farm Use in the Agricultural Land Reserve.

Applicant Malcolm Bond was present and spoke to the application.

#### **SS-2016-197**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee request staff to refer SS-ALR-2016.4 to the Salt Spring Island Agricultural Advisory Planning Commission for comment (300 Le Page Road).

**CARRIED**

**16.3 SS-DP-2014.5 – D. Sorenson - 107 Atkins Road**

Planner Miller presented a staff report dated October 13, 2016 regarding a revision to a Development Permit.

**SS-2016-198**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee approves issuance of the revised Development Permit SS-DP-2014.5 for Lot 1, Sections 3 and 4, Range 3 East, North Salt Spring Island, Cowichan District, Plan VIP 75338, except part in Strata Plan VIS 5366 (Phases 1, 2 3, 4, 5 and 6), as attached to the Staff Report presented at the October 13, 2016 Local Trust Committee meeting (107 Atkins Road).

**CARRIED**

**17. OTHER BUSINESS – None**

There was discussion regarding the conduct at town hall sessions.

**SS-2016-199**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee request staff to provide signage to ensure proper decorum at Salt Spring Island Local Trust Committee meetings.

**CARRIED**

**18. UPCOMING MEETINGS**

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled for 9:30 a.m. on November 3, 2016 at the Hart Bradley Hall (Lions Club), 103 Bonnet Avenue, Salt Spring Island.

**19. ADJOURNMENT**

**By general consent** the meeting adjourned at 12:55 p.m.

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Peter Luckham, Chair

Certified Correct:

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Sarah Shugar, Recorder