



Salt Spring Island Local Trust Committee Minutes of Regular Meeting

Date: Thursday, November 3, 2016
Location: Lions Club, Hart Bradley Memorial Hall
103 Bonnet Avenue, Salt Spring Island, BC

Members Present: Peter Luckham, Chair
George Grams, Local Trustee
Peter Grove, Local Trustee

Staff Present: Jason Youmans, Planner 2
Seth Wright, Planner 2
Kim Stockdill, Island Planner
Shelley Miller, Planner 1
Sarah Shugar, Recorder

Media and Others Present: Capital Regional District (CRD) Director Wayne McIntyre
Gulf Islands Driftwood Reporter
Approximately 4 members of the public - a.m.
Approximately 7 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 the territory of the Coast Salish First Nations and he expressed his gratitude.

2. APPROVAL OF AGENDA

The following supplemental item to the agenda was presented for consideration:
15.3.1 A4 – SS-DVP-2016.3 – Correspondence

The following addition to the agenda was presented for consideration:
16.1 Advocacy for Affordable Housing

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 October 13, 2016 SSI LTC Regular Meeting

The following amendment to the minutes was presented for consideration:

1. replace “traditional territory” with “territory” in Item 1 – Call to Order.

By general consent, the minutes of the October 13, 2016 Salt Spring Island Local Trust Committee Regular Meeting were adopted as amended.

3.1.2 Draft Minutes of the October 3, 2016 SSI LTC Special Meeting (Piers Island)

By general consent, the minutes of the October 3, 2016 Salt Spring Island Local Trust Committee Special Meeting (Piers Island) 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 September 22/October 6, 2016 Agricultural Advisory Planning Commission

The minutes were received for information.

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.

SS-2016-200

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request that the Bylaw Enforcement Officer provide a report regarding the status of Short-Term Vacation Rentals (STVRs) and Airbnbs with particular reference to standing resolution SSI-164-07.

CARRIED

7.3 Projects List

The report was received.

7.4 Applications with Status Report

The report was received.

7.5 Expense Report - September 2016

The report was received.

7.6 Trust Fund Board Report - None

8. LOCAL TRUST COMMITTEE PROJECTS

8.1 SS-BL-492 - Technical Land Use Bylaw Amendment

Planner Wright presented a staff report dated October 25, 2016 regarding a Technical Land Use Bylaw update - Bylaw No. 492 for consideration of third reading.

SS-2016-201

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee amend Bylaw No. 492, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 4, 2016," as specified in Appendix 1 of the staff report dated October 25, 2016.

CARRIED

SS-2016-202

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee Bylaw No. 492, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 4, 2016," be amended as follows: Section 2.5 is amended by deleting the words "Agricultural Waste Management Regulation" and replacing it with the words "Agricultural Waste Control Regulation."

CARRIED

SS-2016-203

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee Bylaw No. 492, cited as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 4, 2016,” be read a third time.

CARRIED

SS-2016-204

It was MOVED and SECONDED,

that Salt Spring Island Local Trust Committee Bylaw No. 492, cited as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 4, 2016,” be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

CARRIED

8.2 SS-BL-487 & SS-BL-496 – Rural Watershed Land Use Bylaw Amendments

Planner Youmans presented a staff report dated October 27, 2016 regarding Rural Watershed Uses – OCP Amendment and Land Use Bylaw Amendment updates.

SS-2016-205

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to revise draft Bylaw No. 496 to include an amendment to OCP policy item B.6.2.2.7(i) to remove “all”.

CARRIED

SS-2016-206

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to consult with local agricultural and environmental advocacy groups regarding Bylaw No. 496 by: 1) attending meetings of those groups to provide project information; and 2) convening a small working group to review and refine the bylaw.

CARRIED

SS-2016-207

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to draft a terms of reference identifying the duty and tasks of the small working group for consideration at the next meeting of the Salt Spring Island Local Trust Committee.

CARRIED

SS-2016-208

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee revise Schedule 1 of draft Bylaw No. 496 Section 1.3, Section B6.2 to add “the natural environment or” prior to “water quality”.

CARRIED

9. CORRESPONDENCE

9.1 Karla Campbell, Capital Regional District Senior Manager to the Salt Spring Island Local Trust Committee - Concerning water allocation to a 7-lot subdivision at 277 Morningside Road - Dated October 3, 2016

The correspondence was received.

The Local Trust Committee introduced the following resolution which, in plain terms, requests that the Chair approve a written response from staff which will provide clarification on the subdivision process and further to that, a meeting be organized between the CRD Senior Manager and the Islands Trust Regional Planning Manager to further discuss.

SS-2016-209

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to respond to the letter from Karla Campbell, Capital Regional District Senior Manager dated October 3, 2016 providing clarification and inviting her to a meeting, for approval by the Chair.

CARRIED

9.2 Trustee George Grams to the Copper Kettle Community Partnership - Dated October 20, 2016

The correspondence was received.

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

10. TRUSTEE REPORTS

Trustee Grams reported that he attended meetings with the following: Trust Council Executive Committee; the Agricultural Land Commission in Nanaimo regarding inter-agency collaboration; the Salt Spring Island Watershed Protection Authority (SSIWPA); the SSIWPA Conservation and Efficiency Working Group regarding a review of water consumption on Salt Spring Island (SSI); the Saturna Island Local Trust Committee (LTC); the North Pender Island LTC. He attended a luncheon held for the SSI Agricultural and Advisory Planning Commissions.

Trustee Grove reported that he attended meetings with the following: the Financial Planning Committee; the SSI Incorporation Study Committee; and the Ferry Advisory Committee regarding new vessels and the Fulford Terminal upgrades. He reported that Ministry of Transportation and Infrastructure staff advised of parking restrictions considered for Morningside Road. Trustee Grove attended a luncheon for the SSI Agriculture and Advisory Planning Commissions. He also attended two Copper Kettle events regarding homelessness and affordable housing on SSI. He spoke to proposed affordable housing projects and noted secondary suites are permitted on approximately 25% of SSI properties and that the SSI LTC has added Temporary Use Permits for Secondary Suites and Cottages to their Top Priorities list. He reported that the SSI Incorporation Study Committee is hosting Open House events.

11. CHAIR'S REPORT

Chair Luckham reported that he attended meetings with the following: Trust Council Executive Committee and the Financial Planning Committee regarding 2017/18 budget preparations. He reported that a Transition Plan regarding the potential incorporation of SSI has been submitted to the Ministry of Community, Sport and Cultural Development. Chair Luckham noted an increase in freighter traffic and anchorages in Plumper Sound and Trincomali Channel as a result of the annual grain harvest delivery. He reported that the next Trust Council meetings are scheduled for December 6 to 8, 2016 on Salt Spring Island.

12. CRD DIRECTOR'S REPORT

Capital Regional District (CRD) Director McIntyre reported that the CRD has completed a service review in advance of upcoming budget deliberations. The CRD is proposing a Regional Transportation Authority and Director McIntyre will advocate to maintain the autonomy of the SSI bus service. He attended a several meetings regarding affordable housing and noted that a Drake Road Affordable Housing Steering Committee meeting is scheduled for November 15, 2016. He spoke of an Experience the Gulf Islands event scheduled for November 17, 2016 in Sidney, BC. The CRD and Ministry of Community, Sport and Cultural Development will have representatives attend the SSI Incorporation Study Committee Open House events scheduled for November 7, 8 and 20, 2016. He advised that the next meeting of the CRD Board is scheduled for November 9, 2016.

13. DELEGATIONS - None

14. TOWN HALL AND QUESTIONS

Chair Luckham opened the Town Hall at 12:21 p.m.

One member of the public reported that the Swartz Bay ferry terminal parking lot expansion was a result of the Ministry of Transportation and Infrastructure requirement to remove traffic from the highway. He expressed concern regarding safety at the Fulford Harbour ferry terminal and noted an accident at the Fulford-Ganges Road / Beaver Point Road intersection.

One member of the public expressed gratitude to the Driftwood newspaper for support regarding water protection on SSI and reported a correction to a recent article. He reported a cyanobacteria producing species of algae was detected in Cusheon Lake and cyanotoxins were not detected. He acknowledged the SSI Watershed Protection Authority for looking into a communication system for reporting the detection of toxins to community water system users.

15. APPLICATIONS AND REFERRALS

15.1 SS-RZ-2016.2 - L. Brown - Lot 15 Park Drive

Planner Miller presented a staff report dated October 19, 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-2016-210

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to refer Bylaw No. 497 to the Salt Spring Island Advisory Planning Commission and public agencies for comment.

CARRIED

15.2 SS-ALR-2016.1 – N. Fraser and M. Fraser – 240 Atkins Road

Planner Miller presented a memorandum dated November 3, 2016 regarding Agricultural Land Reserve Exclusion Application SS-ALR-2016.1.

15.3 SS-DVP-2016.3 - E. Booth - 380 Long Harbour Road

Planner Wright presented a staff report dated October 20, 2016 regarding a Development Variance Permit for Reduced Minimum Lot Size for Subdivision. Correspondence was received under addendum item 15.3.1.

Applicant Eric Booth was present and spoke to the application.

SS-2016-211

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve issuance of Development Variance Permit SS-DVP-2016.3.

CARRIED

16. OTHER BUSINESS

16.1 Advocacy for Affordable Housing

There was discussion regarding advocacy for affordable housing and how the SSI LTC could support the CRD with measures to promote affordable housing on SSI. CRD Director McIntyre reported that he would provide information after the next Drake Road Affordable Housing Project Steering Committee meeting and noted the benefit of early grant application submissions.

17. CLOSED MEETING - None

18. UPCOMING MEETINGS

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

19. ADJOURNMENT

By general consent the meeting adjourned at 12:42 p.m.

Peter Luckham, Chair

Certified Correct:

Sarah Shugar, Recorder