



Salt Spring Island Local Trust Committee Minutes of Regular Meeting

Date: Thursday, December 1, 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: Stefan Cermak, Regional Planning Manager (RPM)
Justine Starke, Island Planner
Jason Youmans, Planner 2
Seth Wright, Planner 2
Shelley Miller, Planner 1
Miles Drew, Bylaw Enforcement Manager (BEM)
Thomas Loo, Bylaw Enforcement Officer (BEO)
Sarah Shugar, Recorder

Media and Others Present: Capital Regional District (CRD) Director Wayne McIntyre
Gulf Islands Driftwood Reporters
Approximately 6 members of the public - a.m.
Approximately 16 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 additions to the agenda were presented for consideration:

- 16.1.3 Shoreline Conservation
- 16.1.4 Staff Advice Regarding Media Outreach

By general consent the agenda was approved.

3. PREVIOUS MEETINGS

3.1 Draft Minutes of the Salt Spring Island Local Trust Committee

- 3.1.1 Draft Minutes of the November 3, 2016 SSI LTC Regular Meeting

By general consent, the Salt Spring Island Local Trust Committee Minutes of November 3, 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 October 27, 2016 Agricultural Advisory Planning Commission Meeting

The minutes were received.

3.3.2 Draft Minutes of the November 17, 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.

7.4 Applications with Status Report

The report was received.

7.5 Expense Report - October 2016

The report was received.

7.6 Trust Fund Board Report - None

8. LOCAL TRUST COMMITTEE PROJECTS

8.1 SS-BL-493 - Piers Island Official Community Plan Bylaw Amendment

Planner Wright presented a staff report dated November 22, 2016 regarding consideration of second and third reading for Bylaw No. 493 to amend the Piers Island Official Community Plan Bylaw No. 51.

SS-2016-212

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee amend Bylaw No. 493, cited as "Piers Island Official Community Plan By-law, 1980, Amendment No. 1, 2016," as specified in Appendix 1 of the Staff Report dated November 22, 2016.

CARRIED

SS-2016-213

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee Bylaw No. 493, cited as "Piers Island Official Community Plan By-law, 1980, Amendment No. 1, 2016," be read a second time.

CARRIED

SS-2016-214

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee Bylaw No. 493, cited as "Piers Island Official Community Plan By-law, 1980, Amendment No. 1, 2016," be read a third time.

CARRIED

SS-2016-215

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee Bylaw No. 493, cited as "Piers Island Official Community Plan By-law, 1980, Amendment No. 1, 2016," be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

CARRIED

The Salt Spring Island Local Trust Committee acknowledged the Piers Island community for welcoming staff and Trustees at the October 3, 2016 Special Meeting and Public Hearing.

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

Planner Youmans presented a staff report dated November 24, 2016 regarding an Agriculture in Rural Watershed Zones Working Group Terms of Reference and Official Community Plan amendment.

SS-2016-216

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee endorse the Agriculture in Rural Watershed Zones Working Group Terms of Reference.

CARRIED

The meeting recessed at 10:10 a.m. and reconvened at 10:13 a.m.

8.3 Watershed Management

Planner Starke presented a Watershed Management Update Staff Report dated November 19, 2016.

SS-2016-217

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee endorse the Project Charter Version 8, dated November 10, 2016.

CARRIED

The Salt Spring Island Local Trust Committee closed the meeting at 10:28 a.m. See Items 17.1 and 17.2. The meeting reconvened at 11:12 a.m.

9. CORRESPONDENCE

9.1 Salt Spring Island Farmer's Institute, Chair R. Vipond - Dated November 7, 2016 & Trustee P. Grove response dated November 16, 2016 - Concerning Local Trust Committee decisions impacting Island Agricultural priorities & relationships

The correspondence was received.

SS-2016-218

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to draft a reply letter to the Salt Spring Island Farmer's Institute letter dated November 7, 2016 for Chair's signature and approval by Resolution-Without-Meeting.

CARRIED

The meeting recessed at 11:18 a.m. and reconvened at 12:00 p.m.

10. TRUSTEE REPORTS

Trustee Grove reported that he attended meetings with the following: the Financial Planning Committee; Mainroad Contracting regarding winter road planning; a property owner regarding the Harbourwalk project; the Agricultural Advisory Planning Commission; the CRD Emergency Planning Coordinator; POD leaders regarding emergency planning; the SSI Watershed Protection Authority; the CRD Community Economic Development Commission; and Member of Legislative Assembly Gary Holman regarding affordable housing and water issues. Trustee Grove attended a SSI

Abattoir fundraising event and three SSI Incorporation Study Committee Open House events.

Trustee Grams reported that he attended meetings with the following: Trust Council Executive Committee; the Trust Programs Committee; the Financial Planning Committee; the SSI Watershed Protection Authority; the North Pender Island Local Trust Committee; the Mayne Island Local Trust Committee; and BC Green Party candidate Adam Olsen regarding environmental issues. He has been working with staff regarding the SSI Watershed Protection Authority annual report and Integrated Water Program. He attended a Community Economic Development Commission event regarding a local business initiative. Trustee Grams also attended three SSI Incorporation Study Committee Open House events. He also reported that a website has been developed for up-to-date information regarding the incorporation referendum and that the elected officials have proposed to conduct a series of moderated panel discussions if a referendum is called.

11. CHAIR'S REPORT

Chair Luckham reported that the next Trust Council meetings are scheduled for December 6 to 8, 2016 on Salt Spring Island. He advised that the Trust Executive Committee, the Financial Planning Committee, the Local Planning Committee and the Trust Programs Committee have provided input regarding the Islands Trust Strategic Plan. Chair Luckham acknowledged a letter received from CRD Senior Manager Karla Campbell regarding support for application SS-ALR-2015.2.

12. CRD DIRECTOR'S REPORT

Capital Regional District (CRD) Director McIntyre reported that he attended meetings with the following: the Royal Canadian Mounted Police regarding planning; Island Pathways and the SSI Transportation Commission regarding the Ganges pathway loop; the Regional Housing Authority regarding the "Housing First affordable" housing initiative, funding and shovel-ready projects; the Capital Regional Hospital District Board regarding budget and emergency room improvement funding. He reported that the CRD has proposed a Regional Transportation Authority and has indicated a preference to maintain the autonomy of the local bus service and increase connectivity with transportation systems on Vancouver Island. He also reported that the CRD will be hosting a meeting regarding the Harbourwalk project; recently hosted a Waste Management event and noted a number of vacancies on local CRD commissions and committees.

13. DELEGATIONS - None

14. TOWN HALL AND QUESTIONS

Chair Luckham opened the Town Hall at 12:23 p.m.

Two members of the public expressed support for the Agriculture in Rural Watershed Zones Working Group and presented several recommendations regarding the terms of reference for the working group.

15. APPLICATIONS AND REFERRALS

15.1 SS-DVP-2016.4 – J. Wake – 120 Drake Road

Planner Wright presented a staff report dated November 22, 2016 regarding a Development Variance Permit application to reduce the setback from an interior side lot line.

Applicant Julian Wake was present and spoke to the application.

SS-2016-219

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve issuance of Development Variance Permit SS-DVP-2016.4.

CARRIED

15.2 SS-DP-2016.2 – R.S. & B.I. Aust – 1429 Fulford-Ganges Road

Planner Wright presented a staff report dated November 23, 2016 regarding a Development Permit application for an additional mini-storage building in Development Permit Area 2.

SS-2016-220

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request the applicant provide a revised proposal in accordance with relevant Development Permit Area guidelines and provide the following:

- a. A revised site plan that reduces the inconsistency of the character with the surrounding neighbourhood.
- b. A revised building design with a scale, size, massing, shape, roof line and exterior finish varied and articulated to reduce apparent mass.
- c. A Landscape Plan completed by a landscape professional providing an effective vegetation screen along the Fulford-Ganges right of way, demonstrating conformance with applicable Development Permit Area guidelines, and providing species and cost estimates for all supplies and installation services.
- d. A revised lighting plan that minimizes light to the area required and maintains a low level of light in the island's night time atmosphere.
- e. Confirmation from a Professional Engineer that all stormwater recommendations to date have been reasonably installed and that the proposed development will not result in flooding or adverse impacts on watercourses or agricultural lands.

CARRIED

15.3 SS-ALR-2016.2 – K. Elston-Tuttle - 231 Meadow Drive

Planner Youmans presented a staff report dated November 23, 2016 regarding SS-ALR-2016.2 – Agricultural Land Commission Decision and Restrictive Covenant.

Representatives for the applicant were present.

SS-2016-221

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to draft a restrictive covenant to implement the conditions required by British Columbia Agricultural Land Commission resolution #386/2016.

CARRIED

SS-2016-222

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to enter into a cost recovery agreement with the applicant for file SS-ALR-2016.2, pursuant to Trust Council policy and Salt Spring Island Local Trust Committee Bylaw No. 428, for Islands Trust legal counsel review of all covenants related to the subject application.

CARRIED

15.4 SS-ALR-2016.4 – M. Bond – 300 Le Page Road

Planner Miller presented a staff report dated November 10, 2016 regarding non-farm use in the Agricultural Land Reserve.

SS-2016-223

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to forward SS-ALR-2016.4 to the Agricultural Land Commission with the following comment: The Salt Spring Island Local Trust Committee supports the non-farm use application for 300 Le Page Road because the proposal is consistent with Salt Spring Island Official Community Plan Bylaw No. 434 policies as they relate to the non-farm use of land within the Agricultural Land Reserve. The veterinarian clinic provides services for both food supply animals and domestic animals, which benefits the local farming community and the greater community. The veterinarian clinic allows an active farm to diversify and broaden its income, while not decreasing the farming capability of the property. The application has been considered by the Salt Spring Island Agricultural Advisory Planning Commission, which resolved to recommend strong support for this application on the basis of technical merits and benefit to the community and local agriculture.

CARRIED

15.5 SS-ALR-2016.3 – G. Gilchrist – 902 and 952 Beaver Point Road

Planner Miller presented a staff report dated November 15, 2016 regarding Subdivision in the Agricultural Land Reserve.

Applicant Garry Gilchrist was present and spoke to the application.

SS-2016-224

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request the applicant submit a report prepared, signed and sealed by a Professional Agrologist, which demonstrates how the subdivision plan conforms to Salt Spring Island Official Community Plan Bylaw No. 434 policies B.6.2.2.8, B.6.2.2.13, and B.6.2.2.17 (SS-ALR-2016.3).

CARRIED

15.6 SS-DP-2016.6 – A. Scanlan – 125 Mapleridge Place

Planner Miller presented a staff report dated November 21, 2016 regarding a Development Permit for water line installation within Development Permit Area 7 – Riparian Areas.

Applicant Andria Scanlan was present.

SS-2016-225

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee approve issuance of Development Permit SS-DP-2016.6.

CARRIED

16. OTHER BUSINESS

16.1 New Business

16.1.1 Regulations Regarding Accessory Buildings Without an Established Principal Use

Planner Wright presented a staff report dated November 23, 2016 regarding Regulations for Accessory Buildings without an Established Principal Use.

SS-2016-226

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee establish Accessory Buildings as a project.

CARRIED

SS-2016-227

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to provide options regarding Regulations for Accessory Buildings without an Established Principal Use.

CARRIED

16.1.2 Salt Spring Island Local Trust Committee 2017 Regular Meeting Schedule

A memorandum dated November 9, 2016 regarding the Salt Spring Island Local Trust Committee 2017 meeting schedule was presented.

SS-2016-228

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee endorse the Salt Spring Island Local Trust Committee 2017 regular meeting schedule as presented.

CARRIED

16.1.3 Shoreline Conservation

Trustee Grams reported there might be some environmental practices in foreshore areas that may be detrimental to those areas. Chair Luckham reported that the Local Trust Committee is interested in Booth Canal being considered a priority Shoreline Area.

SS-2016-229

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee elevate to its project list the intention to undertake an environmental audit of our foreshore conservation areas and that staff be requested to report on the resources needed to undertake such a project.

CARRIED

16.1.4 Staff Advice Regarding Media Outreach

Chair Luckham reported the Local Trust Committee was mentioned in a recent BC Business magazine article and that staff will contact BC Business magazine to assist with information in the future.

17. CLOSED MEETING

17.1 Motion to Close the Meeting

SS-2016-230

At 10:28 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 Section 90(1)(a) concerning personal information about identifiable individuals being considered for a position appointed by the Local Trust Committee and that staff be invited to remain.

CARRIED

17.2 Motion to Open the Meeting

SS-2016-231

At 11:12 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 December 22, 2016 at the Hart Bradley Hall (Lions Club), 103 Bonnet Avenue, Salt Spring Island.

19. ADJOURNMENT

By general consent the meeting adjourned at 2:10 p.m.

Peter Luckham, Chair

Certified Correct:

Sarah Shugar, Recorder