



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

**Date:** Thursday, December 22, 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)  
Seth Wright, Planner 2  
Sarah Shugar, Recorder

**Media and Others Present:** Gulf Islands Driftwood Reporter  
1 member of the public - a.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 items to the agenda were presented for consideration:

- 17.1 Motion to Close the Meeting
- 17.2 Motion to Open the Meeting
- 17.3 Rise and Report

**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 December 1, 2016 SSI LTC Regular Meeting

**By general consent**, the Salt Spring Island Local Trust Committee Minutes of December 1, 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.

**7.5 Expense Report - None**

**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 December 6, 2016 regarding a Technical Land Use Bylaw Update (Bylaw 492) for consideration of final adoption.

**SS-2016-232**

**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 adopted.

**CARRIED**

**9. CORRESPONDENCE**

- 9.1 Karla Campbell, Capital Regional District Senior Manager to the Salt Spring Island Local Trust Committee - Concerning the CRD's gratitude to the Local Trust Committee and staff concerning SS-RZ-2015.3 (181 Brinkworthy Rd) - Dated November 30, 2016.**

The correspondence was received.

The meeting recessed at 9:53 a.m. and reconvened at 9:55 a.m.

**10. APPLICATIONS AND REFERRALS**

- 10.1 SS-DP-2016.7 - J. & C. Sharp - 146 Natalie Lane, Salt Spring Island**

Planner Wright presented a staff report dated December 13, 2016 regarding an amendment to Development Permit SS-DP-2015.4 for a water line.

Applicant Jordan Sharp was present and spoke to the application.

Discussion ensued concerning amendments to the resolution to issue the permit.

**SS-2016-233**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee approve issuance of Development Permit Amendment SS-DP-2016.7 conditional upon receipt of a landscaping security for \$2838.00.

**TABLED**

**SS-2016-234**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee rename draft Development Permit Amendment from SS-DP-2015.7 to SS-DP-2016.7 and insert the following:

*"2.3 Schedule 3 of Development Permit SS-DP-2015.4 is replaced with Schedule 1 of this permit."*

**CARRIED**

The question on the tabled motion was then called.

that the Salt Spring Island Local Trust Committee approve issuance of Development Permit Amendment SS-DP-2016.7 conditional upon receipt of a landscaping security for \$2838.00.

**SS-2016-235**

**It was MOVED and SECONDED,**

that the motion be amended by adding the words "as amended" to the resolution.

**CARRIED**

The question on the following motion, as amended, was then called.

That the Salt Spring Island Local Trust Committee approve issuance of Development Permit Amendment SS-DP-2016.7, as amended, conditional upon receipt of a landscaping security for \$2838.00.

**CARRIED**

**10.2 SS-ALR-2015.2 - Capital Regional District - 181 Brinkworthy Road**

RPM Cermak presented a memorandum dated November 28, 2016 regarding a Non-Farm Use Application for recreational playing fields.

**10.3 SS-RZ-2015.3 - Capital Regional District - 181 Brinkworthy Road**

RPM Cermak presented a memorandum dated November 28, 2016 regarding a proposal to amend an Official Community Plan Designation and Zoning to allow a sports field park.

The Salt Spring Island Local Trust Committee closed the meeting at 10:21 a.m. See Items 17.1 and 17.2. The meeting reconvened at 10:46 a.m. The meeting recessed at 10:48 a.m. and reconvened at 12:00 p.m.

**11. TRUSTEE REPORTS**

Trustee Grams attended a Salt Spring Island Watershed Protection Authority (SSIWPA) Technical Working Group presentation regarding the sustainable water supply capacity of St. Mary Lake. He reported the SSIWPA 2016 Annual Report is available on the SSIWPA website. He presented the following highlights from Trust Council held on December 6 to 8, 2016: Trust Council approved the engagement of a freshwater specialist for a one year term with the option for a second year and a resolution was introduced regarding a review of the Islands Trust Act.

Trustee Grove reported that he attended Trust Council and a Salt Spring Island Watershed Protection Authority (SSIWPA) Technical Working Group presentation regarding the sustainable water supply capacity of St. Mary Lake. Trustee Grove reported he met with property owners regarding bylaw enforcement.

**12. CHAIR'S REPORT - None**

**13. CRD DIRECTOR'S REPORT - None**

**14. DELEGATIONS - None**

**15. TOWN HALL AND QUESTIONS - None**

**16. OTHER BUSINESS - None**

**17. CLOSED MEETING**

**17.1 Motion to Close the Meeting**

**SS-2016-236**

At 10:21 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)(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and that staff be invited to remain.

**CARRIED**

**17.2 Motion to Open the Meeting**

**SS-2016-237**

At 10:46 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 – none**

**18. UPCOMING MEETINGS**

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled for 9:30 a.m. on January 12, 2017 at the Hart Bradley Hall (Lions Club), 103 Bonnet Avenue, Salt Spring Island.

**19. ADJOURNMENT**

**By general consent** the meeting adjourned at 12:01 p.m.

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Peter Luckham, Chair

Certified Correct:

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Sarah Shugar, Recorder