



Salt Spring Island Local Trust Committee Minutes of Regular Meeting

Date: Thursday, February 9, 2017
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, Acting Planner 2
Shelley Miller, Planner 1
Justine Starke, Island Planner, Local Planning Services (via telephone conferencing)
Rob Milne, Island Planner
Fiona XEIXÁTTEN MacRaid, Senior Intergovernmental Policy Advisor
Sarah Shugar, Recorder

Media and Others Present: Capital Regional District (CRD) Director Wayne McIntyre
Gulf Islands Driftwood Reporter
Approximately 2 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 9:46 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 December 22, 2016 SSI LTC Regular Meeting

By general consent, the Salt Spring Island Local Trust Committee Minutes of December 22, 2016 were adopted.

3.2 Resolutions Without Meeting Report

The report was received.

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.

The meeting recessed at 10:08 a.m. and reconvened at 10:15 a.m.

7.3 Projects List

The report was received.

7.4 Applications with Status Report

The report was received.

SS-2017-01

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to provide an application tracking quarterly summary.

CARRIED

7.5 Expense Report

The report was received.

7.6 Trust Fund Board Report – None

8. LOCAL TRUST COMMITTEE PROJECTS

8.1 Watershed Management: Salt Spring Island Watershed Protection Authority (SSIWPA)

Planner Starke presented a staff report dated January 30, 2017 regarding Watershed Management.

SS-2017-02

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve the attached Request for Decision dated January 31, 2017 and authorize staff to forward it for consideration to Trust Council.

CARRIED

SS-2017-03

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee administer through the Salt Spring Island Watershed Protection Authority coordinator a partnership with students from Royal Roads University to investigate the potential for rainwater harvesting to offset or contribute to potable and/or non-potable consumption needs in specific Salt Spring Island scenarios.

CARRIED

SS-2017-04

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee contribute \$2000 of 2016-17 fiscal funding for the Ministry of Agriculture to undertake a land use inventory of Salt Spring Island agricultural land.

CARRIED

SS-2017-05

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve the issuance of a service contract for \$2750 (2016-17 fiscal) to conduct an independent hydrology review of the sustainable yield model developed by the Salt Spring Island Watershed Protection Authority Technical Working Group.

CARRIED

9. CORRESPONDENCE

9.1 The Land Conservancy, C. Armstrong, Executive Director to Chair Peter Luckham - Dated December 20, 2016 Concerning Owl Island

9.2 MLA G. Holman to Ministers' M. Polak & S. Thomson - Dated January 13, 2017, Concerning Owl Island

9.3 Capital Regional District, K. Campbell, Senior Manager - Dated December 19, 2016 - Concerning membership in the Capital Regional District Ganges Harbour Walk Project Steering Committee

9.4 SSI Farmers' Institute, R. Vipond, Chair - Dated January 10, 2017 - Request for response to their November 2016 correspondence

The correspondence items were received.

The meeting recessed at 10:55 a.m. and reconvened at 12:01 p.m.

10. TRUSTEE REPORTS

Trustee Grams reported that he attended a Harbour Authority of SSI (HASSI) open house event and a focus group hosted by the Salt Spring Foundation regarding economic issues. He reported that the Ministry of Community, Sport and Cultural Development has confirmed that it would not hold an incorporation referendum prior to the Spring election and a decision regarding the referendum will not be made until late June 2017. The Ministry of Community, Sport and Cultural Development is proceeding with the preparation process including the Letters Patent.

Trustee Grove reported that he attended meetings with the following: the SSI Community Economic Development Commission; the new owners of the Harbour House Hotel; the owner of Gasoline Alley and the inaugural meeting of the Harbour Walk Steering Committee. He attended an event at the Farmers Institute regarding the new Water Sustainability Act and focus groups hosted by the Salt Spring Foundation regarding water, housing and economic issues. Trustee Grove also attended an event at Fernwood Elementary School to welcome Honourable Judith Guichon, Lieutenant Governor of BC and a SSI Forum event regarding electric vehicles.

11. CHAIR'S REPORT

Chair Luckham reported that he attended an event at the Local Government Leadership Academy in Richmond, BC regarding communications and First Nations including a focus on reconciliation. He also advised that the next Trust Council meetings are scheduled for March 14 to 16, 2017 on Gabriola Island.

12. CRD DIRECTOR'S REPORT

Capital Regional District (CRD) Director McIntyre presented the following highlights from the CRD Board meeting held January 8, 2017: an Integrated Resource Management presentation regarding planning for energy from waste; an approved grant in aid for the SSI Historical Society to provide environmental improvements for the protection of their collection of records; approval of a water allocation alternative feasibility study for the Drake Road Housing Development; approval of the Ganges Wastewater Infrastructure Renewal Progress Report; the Right to a Healthy Environment report; a letter to Honourable Minister Garneau regarding CRD support for the protection of the Salish Sea and a request for involvement in the Ocean Protect and Implementation Plan; he also advised that the CRD Governance Committee received support for enhanced web streaming of meetings to increase public accessibility.. He reported that the Community Economic Development Commission Rural Accelerator Program is in progress.

13. DELEGATIONS

13.1 Proposed Bylaw No. 471 - Secondary Suites / Cottages Temporary Use Permits - Ron Hawkins

R. Hawkins presented a verbal and written submission entitled "Proposed Bylaw 471: Legalizing Sec. Suites, Guest Cottages, Temp. Use Permits" dated February 9, 2017 regarding water issues and draft Bylaw No. 471.

14. TOWN HALL AND QUESTIONS - none

The meeting recessed at 12:35 p.m. and reconvened at 12:37 p.m.

15. APPLICATIONS AND REFERRALS

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

Planner Miller presented a staff report dated January 20, 2017 regarding a proposal to amend Land Use Zoning from Commercial Accommodation 4 to Residential 6.

SS-2017-06

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 497, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 6, 2016", is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

SS-2017-07

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee Bylaw No. 497, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 6, 2016", be read a first time.

CARRIED

SS-2017-08

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee Bylaw No. 497, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 6, 2016", be read a second time.

CARRIED

SS-2017-09

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to schedule a Public Hearing for Bylaw No. 497 cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 6, 2016".

CARRIED

SS-2017-10

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request the applicant to obtain a report prepared by an Eligible Consulting Archaeologist to review the proposed activities and, where warranted, conduct a walk over and/or detailed study of the property to determine whether the work may impact protected archaeological materials. (SS-RZ-2016.2, Lot 15 Park Drive).

CARRIED

15.2 SS-DP-2016.2 - R.S. Aust - 1429 Fulford-Ganges Road

Planner Wright presented a staff report dated January 31, 2017 regarding an application for an Additional Mini-Storage Building in Development Permit Area 2.

Applicant R. Aust was present and spoke to the application.

SS-2017-11

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee approve issuance of Development Permit application SS-DP-2016.2 conditional upon receipt of a landscaping security of eleven hundred, thirty-four dollars (\$1134.00) (1429 Fulford-Ganges Road).

CARRIED

15.3 SS-DP-2017.3 - Marlow Properties - 121 Upper Ganges Road (Harbour House Hotel)

Planner Youmans presented a staff report dated January 31, 2017 regarding an application for a Development Permit Amendment to the Harbour House Hotel located at 121 Upper Ganges Road.

Representative of the applicant Roberta Martell was present and spoke to the application.

SS-2017-12

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve issuance of Development Permit SS-DP-2017.3 (121 Upper Ganges Road, Harbour House Hotel).

CARRIED

16. OTHER BUSINESS

16.1 New Business

16.1.1 Provincial Private Moorage Policy Update - January 2017

RPM Cermak presented a memorandum dated January 24, 2017 regarding an update to the Provincial Private Moorage Policy.

16.1.2 Salt Spring Island and Homeless Outreach Supports

SS-2017-13

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff draft a letter for inclusion of the BC Housing Homeless Outreach program.

CARRIED

17. CLOSED MEETING

17.1 Motion to Close the Meeting

SS-2017-14

At 1:26 p.m. it was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee close this meeting to the public subject to Community Charter Section 90(1)(k) negotiations and related discussions respecting the proposed provision of a service that are at their preliminary stages and Section 90(2)(b) information received and held in confidence relating to negotiations between Islands Trust and a provincial government and that staff be invited to remain.

CARRIED

17.2 Motion to Open the Meeting

SS-2017-15

At 2:32 p.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 March 2, 2017 at the Hart Bradley Hall (Lions Club), 103 Bonnet Avenue, Salt Spring Island.

19. ADJOURNMENT

By general consent the meeting adjourned at 2:32 p.m.

Peter Luckham, Chair

Certified Correct:

Sarah Shugar, Recorder