



Salt Spring Island Local Trust Committee Minutes of Regular Meeting

Date: Thursday, March 2, 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)
Shelley Miller, Planner 1
Rob Milne, Island Planner
Thomas Loo, Bylaw Enforcement Officer
Sarah Shugar, Recorder

Media and Others Present: Capital Regional District (CRD) Director Wayne McIntyre
Gulf Islands Driftwood Reporter
Approximately 8 members of the public - a.m.
Approximately 9 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 addition to the agenda was presented for consideration:

9.6 Correspondence from CRD Director Wayne McIntyre – Request for Support for Drake Road – Dated February 28, 2017

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 February 9, 2017, SSI LTC Regular Meeting

By general consent, the Salt Spring Island Local Trust Committee Minutes of February 9, 2017 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.

SS-2017-16

It was MOVED and SECONDED,

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

CARRIED

7.5 Expense Report

The report was received.

SS-2017-17

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request the Executive Committee to explore and report regarding the under spending of the projects budget for Salt Spring Island and potentially for other Trust Areas.

CARRIED

7.6 Trust Fund Board Report

Chair Luckham presented the Trust Fund Board report dated February 2017.

8. LOCAL TRUST COMMITTEE PROJECTS

8.1 SS-BL-488, 489 & 490 - Industrial Land Use and Official Community Plan Bylaw Amendments

Planner Milne presented a staff report dated February 9, 2017 regarding the Salt Spring Island Industrial Lands Project.

SS-2017-18

It was MOVED and SECONDED,

that the Salt Spring Local Trust Committee Bylaw No. 489, cited as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 1, 2016” be amended as follows:

- a. By removing the following properties which are currently proposed to be rezoned from their current Residential 6 and Residential 6(b) zoning to General Employment 1 from the list of proposed changes found in Section 2.1, Schedule “A” – Zoning Map and that Plan No. 14 be amended by the removal of references to those properties.
 - I. Lot 1, Section 1, Range 3 East, North Salt Spring Island, Cowichan District, Plan 5827 (PID: 005-937-965; 108 Jackson Avenue), from Residential 6 – (R6) to General Employment 1 – (GE1), as shown on Plan No. 14.
 - II. Block D, Section 1, Range 3 East, North Salt Spring Island, Cowichan District, Plan 1371, Except Parts in Plans 3542, 5827, 10515, 16240 and Except that Part Lying Between Lots 6 and 7, Plan 5827, and to the North of a Straight Boundary Extending from the South East Corner of said Lot 7 of said Plan to the South West Corner of Lot 6 of said Plan (PID: 007-511-914; 114 Jackson Avenue), from split zoned Agriculture 1 – (A1) and Residential 6 – (R6) to split zoned Agriculture 1 – (A1), Residential 6 – (R6) and General Employment 1 – (GE1), as shown on Plan No. 14.
 - III. Lot A, Section 1, Range 3 East, North Salt Spring Island, Cowichan District, Plan 10515 (PID: 005-269-466; 118 Jackson Avenue), from Residential 6(b) – (R6 (b)) to General Employment 1 – (GE1), as shown on Plan No. 14.
 - IV. Lot B, Section 1, Range 3 East, North Salt Spring Island, Cowichan District, Plan 10515 (PID: 005-269-482; Jackson Avenue), from Residential 6 – (R6) to General Employment 1 – (GE1), as shown on Plan No. 14.
 - V. Lot 2, Section 1, Range 3 East, North Salt Spring Island, Cowichan District, Plan 5827 (PID: 000-677-990; 122 Jackson Avenue), from Residential 6 – (R6) to General Employment 1 – (GE1), as shown on Plan No. 14.

- b. Amending the table of Permitted Uses of Land, Buildings and Structures in Section 9.7.1, found in item 1.26 by removing Agriculture, farm buildings and structures from the GE1, GE2 and GE3 zones as permitted uses and structures.
- c. Renaming section 3.22 “Commercial Composting Regulations” of Part 3- General Regulations, found in item 1.12, to “Composting Regulations”.

CARRIED

SS-2017-19

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee Bylaw No. 488, cited as “Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Amendment No. 1, 2016”, be read a first time as amended.

CARRIED

SS-2017-20

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee Bylaw No. 489, cited as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 1, 2016” be amended as follows:

- a. Item 3.22.2 of Section 3.22, “Commercial Composting Regulations” of Part 3 – General Regulations – (Uses Buildings and Structures), found in item 1.12, is amended to read as follows: Agricultural waste composting of agricultural waste produced onsite is a permitted use in all zones that permit agriculture.

CARRIED

SS-2017-21

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee Bylaw No. 489, cited as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 1, 2016”, be read a first time as amended.

CARRIED

SS-2017-22

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee Bylaw No. 490 cited as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 2, 2016” be amended as follows: delete item 1.3a of Schedule No. 1 and Plan No. 1.

CARRIED

SS-2017-23

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee Bylaw No. 490, cited as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 2, 2016”, be read a first time as amended.

CARRIED

SS-2017-24

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 Bylaws No. 488, 489 and 490 are not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

SS-2017-25

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee provide direction to staff as to the desired recipients of a referral of Bylaws No. 488, 489 and 490.

CARRIED

SS-2017-26

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to provide information with regard to prospective consumption of water in General Employment 1 – (GE1) zoning and Residential 6 – (R6) zoning.

CARRIED

9. CORRESPONDENCE

9.1 SSI Housing First Coalition - Salt Spring Island Community Plan to End Homelessness - Dated November 29, 2016

9.2 Salt Spring Island Local Trust Committee to Salt Spring Island Community Services - Concerning Support for the BC Housing Homeless Outreach Program - Dated February 23, 2017

9.3 SSI Local Trust Committee to Farmer's Institute Chair Rick Vipond - Dated January 13, 2017 & Response Dated January 20, 2017

9.4 SSI Chamber of Commerce Chair Li Read - Concerning the continuing viability of Ganges Village - Dated February 5, 2017

9.5 Minister of Forest, Lands & Natural Resource Operations Steve Thomson to MLA Gary Holman - Concerning Owl Island - Dated February 6, 2017

By general consent, the Salt Spring Island Local Trust Committee request Chair Luckham to contact MLA Gary Holman regarding forwarding the correspondence to the property owner.

9.6 CRD Director Wayne McIntyre - Request for Support for Drake Road - Dated February 28, 2017

SS-2017-27

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee recognize the urgent need for additional affordable housing on Salt Spring Island and fully supports the Drake Road project in principle and applauds the CRD Board's actions to ensure water issues of supply (including alternative sources) and conservation are in place.

CARRIED

The correspondence items were received.

The meeting recessed at 11:41 a.m. and reconvened at 12:02 p.m.

10. TRUSTEE REPORTS

Trustee Grove reported that he attended meetings with the following: the Financial Planning Committee; the Salt Spring Island Community Economic Development Commission; the Salt Spring Island Watershed Protection Authority; the Rural Watershed Steering Committee; the Farmer's Institute Annual General Meeting and the Chamber of Commerce. Trustee Grove attended the 2017 Seedy Saturday event and the screening of "A New Economy" at Artspring.

Trustee Grams reported that he attended meetings with the following: Islands Trust Executive Committee; the Trust Programs Committee; the Saturna Island Local Trust Committee and the North Pender Island Local Trust Committee.

11. CHAIR'S REPORT

Chair Luckham reported that he attended meetings with the following: Islands Trust Local Planning Committee; the Trust Programs Committee; the Financial Planning Committee; and the Salish Sea Trust regarding the Salish Sea Biosphere Initiative. 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 reported that he attended meetings with the following: the Salt Spring Island Watershed Protection Authority; the Salt Spring Island Transportation Committee; the Harbour Walk Steering Committee; and the Drake Road Affordable Housing Steering Committee regarding approval of a hydrological study for water supply. The CRD has approved a study regarding optional passenger only water transportation and the CRD Housing and Hospital Board Committee will be restructured to connect housing and health. An open house event regarding regional trails is scheduled on March 9, 2017 at Artspring. Director McIntyre sent a letter of support to Destinations BC on behalf of the Salt Spring Island Chamber of Commerce regarding the Salt Spring Island Visitors Centre and the Salt Spring Community Economic Development Commission sponsored the second annual Salt Spring National Art Prize (SSNAP).

13. DELEGATIONS

13.1 L. Drumheller - Concerning Fulford Creek Commons

L. Drumheller presented a verbal and written submission dated January 29, 2017 regarding Fulford Creek Commons and requested the Salt Spring Island Local Trust Committee review the legal interpretation regarding allowable dwelling units (seasonal cottage, secondary suite and primary dwelling).

SS-2017-28

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to prepare a draft bylaw addressing the delegates concerns regarding Fulford Creek Commons.

CARRIED

14. TOWN HALL AND QUESTIONS

Chair Luckham opened the Town Hall at 12:25 p.m.

One member of the public spoke on behalf of the Beddis and Cusheon Area Residents Association and expressed support for consideration of the watershed in regards to proposed Bylaw No. 490 and for protection of water on Salt Spring Island.

One member of the public acknowledged the Local Trust Committee for consideration of SS-BL-488, 489 and 490 - Industrial Land Use and Official Community Plan Bylaw Amendments and expressed support to not include 360 Blackburn Road in proposed Community Facility 2.

One member of the public acknowledged the Local Trust Committee for consideration of SS-BL-488, 489 and 490 - Industrial Land Use and Official Community Plan Bylaw Amendments and expressed support for more information regarding applications to be included in the Applications with Status Report. The member of the public spoke to public concerns regarding floatplane traffic and requested the Islands Trust to look into staff retention in the Islands Trust Area.

One member of the public presented a verbal and written submission entitled "LTC Project SS-2016-229 Shoreline Conservation" and included several suggestions regarding the terms of reference for the Shoreline Conservation Area project.

One member of the public expressed support for involvement of the property owners in the shoreline conservation area project.

One member of the public provided a poster entitled "Riparian Area Regulation - Czarism in Salt Spring".

15. APPLICATIONS AND REFERRALS - None

16. OTHER BUSINESS

16.1 New Business

16.1.1 North Pender Local Trust Committee Referral of Bylaws No. 206, 207 and 208

Planner Miller presented a staff report dated February 10, 2017 regarding a Bylaw Referral from North Pender Island Local Trust Committee.

SS-2017-29

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to respond to the referral from the North Pender Island Local Trust Committee for Bylaws No. 206, 207, and 208, indicating that interests are unaffected.

CARRIED

16.1.2 North Pender Local Trust Committee Referral of Bylaws No. 209 and 210

Planner Miller presented a staff report dated February 10, 2017 regarding a Bylaw Referral from North Pender Island Local Trust Committee. double check

SS-2017-30

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to respond to the referral from the North Pender Island Local Trust Committee for Bylaws No. 209 and 210, indicating that interests are unaffected.

CARRIED

16.1.3 Capital Regional District - Gulf Islands Regional Trails Plan

Received for information.

17. CLOSED MEETING

17.1 Motion to Close the Meeting

SS-2017-31

At 12:46 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 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

17.2 Motion to Open the Meeting

SS-2017-32

At 1:05 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 23, 2017 at the Hart Bradley Hall (Lions Club), 103 Bonnet Avenue, Salt Spring Island.

19. ADJOURNMENT

By general consent the meeting adjourned at 1:05 p.m.

Peter Luckham, Chair

Certified Correct:

Sarah Shugar, Recorder