



Salt Spring Island Local Trust Committee Minutes of Regular Meeting

Date: Thursday, March 23, 2017
Location: Lions Club, Hart Bradley Memorial Hall
103 Bonnet Avenue, Salt Spring Island, BC

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

Staff Present: Stefan Cermak, Regional Planning Manager (RPM)
Jason Youmans - Planner 2
Seth Wright - A/Planner 2
Lisa Floritto, Recorder

Media and Others Present: Capital Regional District (CRD) Director Wayne McIntyre
Gulf Islands Driftwood Reporter
Approximately 3 members of the public - a.m.
Approximately 20 members of the public - p.m.

These minutes follow the order of the agenda although the sequence may have varied.

1. CALL TO ORDER

Alternate Chair Grams called the meeting to order at 9:38 a.m. He introduced himself, the Trustees and staff and explained that Chair Peter Luckham would be late in joining the meeting. Chair Grams acknowledged that the Local Trust Committee is meeting in the territory of the Coast Salish First Nations and express his gratitude.

2. APPROVAL OF AGENDA

The following supplemental item to the agenda was presented for consideration:
16.2 Rainwater Catchment for the Ganges Village Area.

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 March 2, 2017, SSI LTC Regular Meeting

By general consent, the Salt Spring Island Local Trust Committee Minutes of March 2, 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.

At 10:10 a.m. Chair Luckham presided over the meeting.

7.4 Applications with Status Report

The report was received.

7.5 Expense Report

The report was received.

7.6 Trust Fund Board Report - None

8. LOCAL TRUST COMMITTEE PROJECTS

8.1 6500-20 Rural Watershed Uses

The memorandum was presented by Stefan Cermak and received.

9. CORRESPONDENCE

9.1 R. Hawkins to LTC - Concerning Drinking Water Demand, Minimum Lot Size - Dated February 27, 2017

The correspondence was received.

The Salt Spring Island Local Trust Committee closed the meeting at 10:25 a.m. See Items 17.1 and 17.2. The meeting reconvened at 10:53 a.m.

The meeting recessed at 10:53 and reconvened at 12:05 p.m.

10. TRUSTEE REPORTS

Trustee Grams reported that he: chaired the Salt Spring Island Watershed Protection Authority meeting and attended the Islands Trust Council meeting. He and advised that the Incorporation Referendum date is confirmed with panel discussions and venues to be announced at a later date.

Trustee Grove reported that he attended the following: BC Marine Parks Forever Society presentation; Salt Spring Women Opposed to Violence and Abuse (SWOVA) Community Development and Research Society's International Women's Day dinner; a Capital Regional District Salt Spring Island Parks and Recreation Service open house on trails; Rural Watershed Working Group meeting; the Salt Spring Island Farmers' Institute Annual General Meeting; Islands Trust Council; and a Copper Kettle Community Partnership housing meeting.

11. CHAIR'S REPORT

Chair Luckham acknowledged being late and introduced Wayne McIntyre.

12. CRD DIRECTOR'S REPORT

Capital Regional District (CRD) Director McIntyre reported the following: the Climate Action task force is looking at an upgrade of the building code from a Salt Spring Island perspective; CRD committees and staff have been meeting to discuss working together and working on Salt Spring Island; and the CRD is looking for a project manager for the Ganges Harbourwalk.

13. DELEGATIONS

13.1 O. McOuat - The Placement of Microcells - Cellular Antennas - On our Residential Streets.

O. McOuat presented a verbal and written submission dated March 12, 2017 regarding Microcells and requested that the Salt Spring Island Local Trust Committee lobby federal regulators and consider Grand Forks', South Pender Island's and Galiano Island's policies.

14. TOWN HALL AND QUESTIONS

Chair Luckham opened the Town Hall.

A member of the public expressed support for Development Variance Permit application SS-DVP-2017.1 (295 Roland Road).

Four members of the public expressed support for the delegation on the placement of microcells stating that they, and/or people close to them, were sensitive to electrical magnetic fields. They quoted the Islands Trust mandate to preserve and protect.

A member of the public provided a submission entitled "To scuttle the toxic RAR" dated March 23, 2017.

15. APPLICATIONS AND REFERRALS

15.1 SS-DVP-2017.1 - T. Wilson - 295 Roland Road

Planner Youmans presented a staff report dated March 16, 2017 regarding construction of an addition to a house and an existing portion of the dwelling and two existing sheds within the lot line setbacks.

Applicant Trevor Wilson and the owners were in attendance and spoke to the application.

SS-2017-33

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve issuance of Development Variance Permit SS-DVP-2017.1 (295 Roland Road).

DEFEATED

SS-2017-34

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff refer SS-DVP 2017.1 to the Ministry of Transportation and Infrastructure (MOTI) for a response by April 13, 2017 with respect to the encroachment on the roadway (295 Roland Road).

CARRIED

15.2 SS-RZ- 2017.1- Gregory and Marianne Campbell - 347 Bridgman Road

Planner Wright presented a staff report dated March 16, 2017 regarding a proposal to rezone three lots from Commercial Accommodation 2 to a Rural zone variant.

SS-2017-35

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request the applicant to submit a report prepared by an eligible consulting Archaeologist to review the proposed future development works and conduct an archaeological impact assessment – prior to consideration of first reading (SS-RZ-2017.1 – 347 Bridgman Road).

CARRIED

SS-2017-36

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to prepare a draft bylaw to amend the Salt Spring Island Official Community Plan Bylaw No. 434, 2008, to remove Lot B, Section 54, South Salt Spring Island, Cowichan District, Plan 18629; Lot 1, Section 54, South Salt Spring Island, Cowichan District, Plan 11121, Except Part in Plan 18629; and Parcel F (DD 390411) of Section 54, South Salt Spring Island, Cowichan District, Except That Part Lying to the West of the Easterly Boundary of Plan 18629, from Map 19 – Development Permit Area 2 – Non-Village Commercial and Industrial (SS-RZ-2017.1 – 347 Bridgman Road).

CARRIED

SS-2017-37

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to prepare a draft bylaw to amend the Salt Spring Island Land Use Bylaw No. 355, 1999, to rezone Lot B, Section 54, South Salt Spring Island, Cowichan District, Plan 18629; Lot 1, Section 54, South Salt Spring Island, Cowichan District, Plan 11121, Except Part in Plan 18629; and Parcel F (DD 390411) of Section 54, South Salt Spring Island, Cowichan District, Except That Part Lying to the West of the Easterly Boundary of Plan 18629, from Commercial accommodation 2 to a Rural zone variant permitting two seasonal cottages over the entirety of the subject properties (SS-RZ-2017.1 – 347 Bridgman Road).

CARRIED

16. OTHER BUSINESS

16.1 New Business

16.1.1 By-law Enforcement Activities

Discussion ensued concerning short-term vacation rentals, bed and breakfast businesses and rental accommodation.

16.1.2 Rainwater Catchment for the Ganges Village Area

Discussion ensued concerning rainwater catchment for the Ganges village area and consideration of either a new project charter or the option to combine with an existing project.

SS-2017-38

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee remove from the Top Priorities list Item No. 5 - Temporary Use Permits for Secondary Suites and Cottages and replace it with a project charter for a rainwater catchment project for the Ganges village area.

CARRIED

Trustee Groves stated that it is the intention of the Local Trust Committee to return the previous Item No. 5 – Temporary Use Permits for Secondary Suites and Cottages to the Top Priorities List as soon as practicable.

17. CLOSED MEETING

17.1 Motion to Close the Meeting

SS-2017-39

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)(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-2017-40

At 10:53 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 April 13, 2017 at the Hart Bradley Hall (Lions Club), 103 Bonnet Avenue, Salt Spring Island.

19. ADJOURNMENT

By general consent the meeting adjourned at 1:53 p.m.

Peter Luckham, Chair

Certified Correct:

Lisa Floritto, Recorder