



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

**Date:** Thursday, April 13, 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  
Jaime Dubyna, Planner 1  
Sarah Shugar, Recorder

**Media and Others Present:** Capital Regional District (CRD) Director Wayne McIntyre  
Gulf Islands Driftwood Reporter  
Approximately 1 member of the public - a.m.  
Approximately 11 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 9:33 a.m. He introduced himself, the Trustees and staff and acknowledged that the Local Trust Committee is meeting within Coast Salish Territory and 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 March 23, 2017 SSI LTC Regular Meeting

By general consent, the Salt Spring Island Local Trust Committee Minutes of March 23, 2017 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.

**SS-2017-41**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee request the Bylaw Enforcement Officer to provide a report regarding the status of Short Term Vacation Rentals (STVRs) and Air bnbs, with particular reference to standing resolution SSI-164-07 to be received by May 4, 2017.

**CARRIED**

**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**

**7.2.1 Work Program Top Priorities Report**

The report was received.

**SS-2017-42**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee request staff to provide a report regarding the status of the Ganges Village Area Planning – Harbourwalk to be received by June 1, 2017.

**CARRIED**

**7.2.2 Work Program Summary Quarterly Report**

RPM Cermak presented a staff report dated April 5, 2017 regarding the 2017/18 Work Program.

**SS-2017-43**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee report to the Financial Planning Committee the reallocation of \$2,000 from the Proposed National Marine Conservation Area Reserve project (Project Code 4030) to the Land Uses in Rural Watersheds project (Project Code 4057).

**CARRIED**

**SS-2017-44**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee report to the Financial Planning Committee the reallocation of \$1,000 from the Bylaw Review-Procedural Updates project (Project Code 2007) to the Industrial Land Uses project (Project Code 4015).

**CARRIED**

**SS-2017-45**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee direct staff to provide more information regarding Development Approval Information Bylaws.

**CARRIED**

**SS-2017-46**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee direct staff to provide additional details, options and project estimates for contracting a specialist consultant to draft project charters or other local planning services for both the Affordable Housing – Cottages project and the Marine Environment Protection project.

**CARRIED**

**7.3 Projects List**

The report was received.

**SS-2017-47**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee direct staff to amend Bylaw No. 355 such that boundary fences be limited to 2.4 meters in height.

**CARRIED**

**7.4 Applications**

**7.4.1 Applications with Status Report**

The report was received.

#### 7.4.2 Applications Summary Quarterly Report

RPM Cermak presented a memorandum dated April 3, 2017 regarding the Applications Summary Quarterly Report.

#### 7.5 **Expense Report**

The report was received.

#### 7.6 **Trust Fund Board Report - None**

### 8. **LOCAL TRUST COMMITTEE PROJECTS**

#### 8.1 **SS-BL-487 & SS-BL-496 - Rural Watershed Land Use and Official Community Plan Bylaw Amendments**

RPM Cermak presented a memorandum dated April 5, 2017 regarding the Agriculture in Rural Watershed Zones Working Group.

### 9. **CORRESPONDENCE**

Correspondence concerning the date of the Salt Spring Island referendum addressed to members of the Local Trust Committee from MLA Holman was discussed. The correspondence will be received and Chair Luckham will provide a response.

The Salt Spring Island Local Trust Committee closed the meeting at 10:36 a.m. See items 17.1 and 17.2. The meeting reconvened at 10:48 a.m.

The meeting recessed at 10:50 a.m. and reconvened at 12:00 p.m.

### 10. **TRUSTEE REPORTS**

Trustee Grove reported that he attended meetings with members of the community regarding various projects and the Rural Watershed Working Group. He attended an affordable housing and water issues event and a luncheon with Honourable Todd Stone, Minister of Transportation and Infrastructure regarding future plans and BC Ferries.

Trustee Grams reported that he attended meetings with the following: Islands Trust Executive Committee in Nanoose Bay; members of the community regarding various projects; the North Pender Island Local Trust Committee; the Mayne Island Local Trust Committee; and the Malahat First Nations regarding a liquefied natural gas (LNG) proposal. Trustee Grams met with the Honourable Todd Stone to receive a grant for the Salt Spring Island Watershed Protection Authority (SSIWPA).

### 11. **CHAIR'S REPORT**

Chair Luckham reported that he attended meetings with the Malahat First Nation regarding a liquefied natural gas (LNG) proposal in the Saanich Inlet. He reported the following highlights from the Association of Vancouver Island Coastal Communities (AVICC) 2017 conference: support was expressed regarding regulation in the marine environment for built infrastructure including polystyrene foam and support was

expressed for a provincial grant program to help facilitate funding for emergency equipment in small communities. He advised that the next Trust Council meetings are scheduled for June 20 to 22, 2017 on Lasqueti Island.

**12. CRD DIRECTOR'S REPORT**

Capital Regional District (CRD) Director McIntyre presented the following highlights from the CRD Board meeting held April 12, 2017: the Salt Spring Island (SSI) Incorporation Referendum guidelines were approved; support for an additional \$510,000 for the Regional Housing Trust Fund for affordable housing projects; a presentation regarding the 2017 audit planning report; the 2017 minor capital projects equipment budget was approved including six projects for Lady Minto Hospital; an agricultural water demand model was presented; the CRD Environmental Services Committee added the Regional Climate Action Strategy to the Terms of Reference; and a review of a passenger only service between SSI, the Southern Gulf Islands and Sidney, BC was presented. He attended a CRD Waste Management event and a luncheon with Honourable Todd Stone, Minister of Transportation and Infrastructure and First Nations relationship training. He spoke of a Union of BC Municipalities new "Strategic Priorities" grant opportunity.

**13. DELEGATIONS - None**

**14. TOWN HALL AND QUESTIONS**

Chair Luckham opened the Town Hall at 12:15 p.m.

Two members of the public expressed concern regarding development variance permit application SS-DVP-2017.2 (Margaret Avenue).

One member of the public expressed support regarding development variance permit application SS-DVP-2017.2 (Margaret Avenue).

**15. APPLICATIONS AND REFERRALS**

**15.1 SS-TUP-2017.2 - 180 Thomas Road - S. Zacharias**

Planner Youmans presented a staff report dated April 5, 2017 regarding a Temporary Use Permit application for light industrial use in a Rural Zone.

Applicant Suzanne Zacharias was present and spoke to the application.

**SS-2017-48**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee amend SS-TUP-2017.2 by deleting conditions 4.6 and 4.6.1 and deleting "Area B" from Schedule 1.

**CARRIED**

**SS-2017-49**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee approve issuance of SS-TUP-2017.2 as amended.

**CARRIED**

**15.2 SS-DVP-2017.2 - N. Krieg - Margaret Avenue**

RPM Cermak presented a staff report dated March 30, 2017 regarding a Development Variance Permit application for building height.

Applicant Nancy Krieg was present and spoke to the application.

**SS-2017-50**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee approve issuance of Development Variance Permit SS-DVP-2017.2

**CARRIED**

**15.3 SS-DVP-2015.10 - I. Clement - 145 Scott Point Drive**

Item 15.3 was deferred to the next meeting of the Local Trust Committee.

**15.4 SS-RZ-2016.2 - L. Brown - Lot 15 Park Drive**

RPM Cermak presented a memorandum dated April 3, 2017 regarding a rezoning application from Commercial Accommodation 4 (CA4) to Residential 6 (R6).

**16. OTHER BUSINESS - None**

**17. CLOSED MEETING**

**17.1 Motion to Close the Meeting**

**SS-2017-51**

At 10:36 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)(e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality; and, Section 90(2)(b) the consideration of information received and held in confidence relating to negotiations between Islands Trust and a provincial or federal government and or third party; and that staff be invited to remain

**CARRIED**

**17.2 Motion to Open the Meeting**

**SS-2017-52**

At 10:48 a.m. it was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee reopen this meeting to the public subject to Section 89 of the Community Charter.

**CARRIED**

**17.3 Rise and Report**

The Salt Spring Island Local Trust Committee has forwarded the report, "Review of Report "Safe Yield Analysis For Surface Water Resources," (Weijs, 2017), to the Salt Spring Island Watershed Protection Authority and its Technical Working Group for review and consideration.

**18. UPCOMING MEETINGS**

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled for 9:30 a.m. on May 4, 2017 at the Hart Bradley Hall (Lions Club), 103 Bonnet Avenue, Salt Spring Island.

**19. ADJOURNMENT**

**By general consent** the meeting adjourned at 1:14 p.m.

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Peter Luckham, Chair

Certified Correct:

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Sarah Shugar, Recorder