



Salt Spring Island Local Trust Committee Minutes of Regular Meeting

Date: Thursday, May 4, 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, A/Planner 2
Rob Milne, Island Planner
Fiona XETXÁTTEN MacRaid, Senior Intergovernmental Policy Advisor
Miles Drew, Bylaw Enforcement Manager (BEM)
Thomas Loo, Bylaw Enforcement Officer (BEO)
Sarah Shugar, Recorder

Media and Others Present: Gulf Islands Driftwood Reporter
Approximately 2 members of the public - a.m.
Approximately 17 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 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 April 13, 2017 SSI LTC Regular Meeting

By general consent, the Salt Spring Island Local Trust Committee Minutes of April 13, 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.

5. COMMUNITY INFORMATION MEETING - None

6. PUBLIC HEARING

6.1 Recess for Public Hearing

The meeting recessed at 9:34 a.m.

6.1.1 Bylaw No. 497 - L. Brown - Lot 15, Park Drive, Salt Spring Island

6.2 Recall to Order

The meeting reconvened at 9:40 a.m.

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

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

8. LOCAL TRUST COMMITTEE PROJECTS

8.1 SS-BL-487 & SS-BL-496 - Rural Watershed Land Use Bylaw Amendments

RPM Cermak and Planner Youmans presented a memorandum dated May 4, 2017 regarding the Agriculture in Rural Watershed Zones Working Group.

Chair Luckham acknowledged the members of the working group and Facilitator Cowan for their work on the Agriculture in Rural Watershed Zones project.

9. CORRESPONDENCE

9.1 D. & S. Macdonald - Dated April 17, 2017 - Concerning Microcell Phone Coverage

The correspondence was received.

The meeting recessed at 10:20 a.m. and reconvened at 12:00 p.m.

10. TRUSTEE REPORTS

Trustee Grams reported that he attended meetings with the following: the Islands Trust Executive Committee; the Salt Spring Island Watershed Protection Authority; various members of the community regarding projects; the Saturna Island Local Trust Committee (LTC); the North Pender Island LTC and the Mayne LTC. He reported he shuttled the Chair of Salt Spring Island Chamber of Commerce and travel writers to Mayne Island as part of the Salt Spring Island Community Economic Development Commission's "Experience the Gulf Islands" initiative.

Trustee Grove reported that he attended a site visit to the Gulf Islands Brewery; a Capital Regional District (CRD) Emergency Planning event; an Emergency Services event at the Farmers Institute; and the provincial election all candidates' meeting at Gulf Islands Secondary School. Trustee Grove spoke to the series of moderated panel discussions the elected officials will hold in preparation for the Salt Spring Island incorporation referendum.

11. CHAIR'S REPORT

Chair Luckham reported that he attended a roundtable event hosted by the BC Chamber of Shipping regarding anchorages and vessel traffic and advised that the next Trust Council meetings are scheduled for June 20 to 22, 2017 on Lasqueti Island.

12. CRD DIRECTOR'S REPORT - None

13. DELEGATIONS - None

14. TOWN HALL AND QUESTIONS

Chair Luckham opened the Town Hall at 12:09 p.m.

One member of the public requested clarification regarding whether application SS-RZ-2013.6 (270 Furness Road) is seeking an expansion of Shoreline 2 (S2) and spoke to the application in relation to the Shoreline Conservation Area review.

One member of the public asked for information regarding the jurisdiction of Booth Canal and presented a written submission entitled "Answers the Trust Owe Us" dated May 4, 2017.

15. APPLICATIONS AND REFERRALS

15.1 SS-DVP-2015.10 - I. Clement - 145 Scott Point Drive, SSI

Planner Milne presented a staff report dated April 4, 2017 regarding a Development Variance Permit to reduce setbacks from interior side lot lines and natural boundary.

Applicant Ian Clement spoke to the application and presented two written submissions.

SS-2017-53

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to work with the applicant to resolve the issues with regards to SS-DVP-2015.10.

CARRIED

15.2 SS-RZ-2013.6 - SS-BL-474 & SS-BL-475 - D. McKerrell - 2850 Fulford-Ganges Road, SSI

Planner Youmans presented a staff report dated April 26, 2017 regarding an Official Community Plan and Land Use Bylaw Amendment for a Marina Expansion.

Applicant David McKerrell and property owner Kelly Keen provided each a written submission dated May 4, 2017 and spoke to the application.

SS-2017-54

It was MOVED and SECONDED,

that third reading of Bylaw No. 474, cited as Salt Spring Island Official Community Plan Bylaw, 2008, Amendment No. 2, 2013, be rescinded.

CARRIED

SS-2017-55

It was MOVED and SECONDED,

that third reading of Bylaw No. 475, cited as Salt Spring Island Land Use Bylaw, 1999, Amendment No. 6, 2013, be rescinded.

CARRIED

15.3 SS-RZ-2016.2 – L. Brown – Lot 15 Park Drive, SSI

RPM Cermak presented a staff report dated April 24, 2017 regarding a proposal to amend Land Use Zoning from Commercial Accommodation 4 to Residential 6.

SS-2017-56

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 third time.

CARRIED

SS-2017-57

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 forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

CARRIED

15.4 SS-RZ-2016.4 - I. Laing - 270 Furness Road, SSI

Planner Wright presented a staff report dated April 27, 2017 regarding an OCP Amendment and Rezoning to Permit a Brewery on a Rural zoned lot.

Representative of the applicant, Matthew Clayton spoke to the application.

SS-2017-58

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request that the applicant submit to the Islands Trust the following:

- a. A report containing detailed designs from a landscaping professional providing natural vegetation screening of building sites from public roads, neighbouring properties, and farmland;
- b. A report from a sustainable building professional providing parameters for sustainable building criteria, including energy efficiency and water conservation measures, that demonstrate excellence in sustainable design;
- c. A revised report from a professional engineer providing a water quality analysis that demonstrates that the surface water and groundwater from each proposed water supply source or well is potable or can be made potable with a treatment system customarily used in a single-family dwelling, and include a plan of the subject property indicating each well location where a water sample was taken, and a statement that the water samples upon which the water quality analysis was performed were unadulterated samples taken from the locations indicated on the plan.

CARRIED

SS-2017-59

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 add Lot 8, Section 5, Range 1, South Salt Spring Island, Cowichan District, Plan 25293 to Map 19 – Development Permit Area 2 – Non-Village Commercial and Industrial and to change the Designation from Forestry (F) to Rural Neighbourhoods (RL).

CARRIED

SS-2017-60

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 8, Section 5, Range 1, South Salt Spring Island, Cowichan District, Plan 25293, from Rural to a Rural zone variant permitting five dwelling units and the proposed microbrewery.

CARRIED

16. OTHER BUSINESS

16.1 Short Term Vacation Rental Bylaw Enforcement Update

BEM Drew presented a staff report dated April 25, 2017 regarding Short Term Vacation Rentals (STVRs).

SS-2017-61

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee add a review of the Short Term Vacation Rentals (STVRs) policy to the projects list.

CARRIED

17. CLOSED MEETING - None

18. UPCOMING MEETINGS

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled for 9:30 a.m. on June 1, 2017 at the Hart Bradley Hall (Lions Club), 103 Bonnet Avenue, Salt Spring Island.

19. ADJOURNMENT

By general consent the meeting adjourned at 2:04 p.m.

Peter Luckham, Chair

Certified Correct:

Sarah Shugar, Recorder