



Salt Spring Island Local Trust Committee Minutes of Regular Meeting

Date: Thursday, June 1, 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, Island Planner
Seth Wright, Planner 2
Jaime Dubyna, Planner 1
Thomas Loo, Bylaw Enforcement Officer (BEO)
Sarah Shugar, Recorder

Media and Others Present: Capital Regional District Salt Spring Island Electoral Area
Director Wayne McIntyre
Gulf Islands Driftwood Reporter
Approximately 10 members of the public - a.m.
Approximately 24 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

The following additional item to the agenda was presented for consideration:
9.2 550 Walker's Hook Road – proposed dock

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 May 4, 2017 SSI LTC Regular Meeting

By general consent, the Salt Spring Island Local Trust Committee Minutes of May 4, 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.

7.5 Expense Report

The report was received.

7.6 Trust Fund Board Report – None

8. LOCAL TRUST COMMITTEE PROJECTS

8.1 Proposed Bylaws No. 488, 489 and 490 - Industrial Lands

Planner Milne presented a staff report dated May 17, 2017 regarding the Salt Spring Island Industrial Lands project.

SS-2017-62

It was MOVED and SECONDED,

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

- a. By amending section 9.7.5, “Exceptions in Particular Locations” by: i. inserting a new zone variation “Zone Variation – GE1(b)” below “Zone Variation – GE1(a), which reads as follows: “In addition to the permitted principal uses permitted in the GE1 zone the following uses are also permitted: (a) Storage of goods and vehicles, with the exception of outdoor storage of derelict vehicles or equipment, or waste materials”; ii. inserting a new zone variation “Zone Variation – GE2 (b)” below “Zone Variation – GE2(a), which reads as follows: “In addition to the permitted principal uses permitted in the GE2 zone the following uses are also permitted: (a) Agriculture, farm buildings and structures (b) Agriculture and food research and education
- b. By amending section 2.1 by: i. amending item 2.1(ii) by replacing the text “from Industrial 1 (b) – (In1(b)) to General Employment 2 – (GE2), as shown on Plan No. 1” in its entirety and replacing it with the text, “from Industrial 1 (b) – (In1(b)) to General Employment 2(a) – (GE2(a)), as shown on Plan No. 1” and amending Plan No. 1 accordingly ii. Amending items 2.1(xxxii) to (xxxviii), inclusive, by replacing the text “Commercial 6 – (C6) to General Employment 1 – (GE1), as shown on Plan No. 9” in each item with the text “Commercial 6 – (C6) to General Employment 1(b) – (GE1(b)), as shown on Plan No. 9” and amending Map No. 9 accordingly.

CARRIED

SS-2017-63

It was MOVED and SECONDED,

that staff be requested to hold two non-statutory open houses to provide residents with informal, drop-in opportunities to meet with staff to ask questions and discuss any concerns they may have regarding the implementation of proposed Bylaw Nos. 488, 489 and 490.

CARRIED

8.2 Proposed Bylaw No. 487 & Draft Bylaw No. 496 - Rural Watershed

Planner Youmans presented a staff report dated May 23, 2017 regarding a Rural Watershed Uses Official Community Plan (OCP) Amendment and Land Use Bylaw Amendment Update.

SS-2017-64

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee amend Bylaw 487, cited as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 5, 2015,” as specified in Appendix 2 of the staff report dated June 1, 2017.

CARRIED

SS-2017-65

It was MOVED and SECONDED,

that Bylaw No. 487, cited as Salt Spring Island Land Use Bylaw, 1999, Amendment No. 5, 2015, be read a second time as amended.

CARRIED

SS-2017-66

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. 487, cited as "Salt Spring Island Land Use Bylaw No. , 2008, Amendment No. 5, 2016", is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

SS-2017-67

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to refer Bylaw No. 487 to the Salt Spring Island Advisory Planning Commission (APC), Salt Spring Island Agricultural Advisory Planning Commission (AAPC), community groups, and public agencies, as shown in Table 1 of Appendix 11 of Staff Report dated June 1, 2017, for comment.

CARRIED

SS-2017-68

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee amend Bylaw 496, cited as "Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Amendment No. 3, 2016," as specified in Appendix 5 of the Staff Report dated June 1, 2017.

CARRIED

SS-2017-69

It was MOVED and SECONDED,

that Bylaw No. 496, cited as "Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Amendment No. 3, 2016, be read a first time as amended.

CARRIED

SS-2017-70

It was MOVED and SECONDED,

that Bylaw No. 496, cited as "Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Amendment No. 3, 2016, be read a second time.

CARRIED

SS-2017-71

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to refer Bylaw No. 496 to the Salt Spring Island Advisory Planning Commission (APC), Salt Spring Island Agricultural Advisory Planning Commission (AAPC), First Nations, community groups, and public agencies, as shown on in Tables 1 and 2 of Appendix 11 of staff report dated June 1, 2017, for comment.

CARRIED

SS-2017-72

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. 496, cited as "Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Amendment No. 3, 2016", is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

SS-2017-73

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to schedule a Community Information Meeting and Public Hearing for Bylaw 487, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 5, 2015," and Bylaw 496, cited as "Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Amendment No. 3, 2016."

CARRIED

SS-2017-74

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee update the project timeline and 2017 budget as shown on Project Charter V.2 attached to the staff report of June 1, 2017 as Appendix 10.

CARRIED

8.3 Draft Bylaw No. 491 - Ganges Village Area Planning - Harbourwalk

Planner Youmans presented a staff report dated May 23, 2017 regarding the Ganges Harbourwalk project.

A representative of the Ganges Marina property owners and Robin Williams, Chair of the Salt Spring Island Transportation Committee spoke to the project.

SS-2017-75

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to develop graphic materials and undertake community engagement, including a Community Information Meeting, to gather feedback on the appropriate scale of development for the four following properties adjacent to the proposed Ganges Harbourwalk:

- a. Lot A of Section 1 Ranges 3 and 4 East North Salt Spring Island and of District Lot 2066 Cowichan District, Plan VIP83860
- b. Lot 1, Section 2, Ranges 3 and 4 East, North Salt Spring Island, Cowichan District, Plan 49983
- c. Lot A Section 2 Range 4 East North Salt Spring Island and District Lot 689 Cowichan District, Plan VIP65932
- d. Lot 3, Section 2, Range 4 East, North Salt Spring Island, Cowichan District, Plan VIP59755.

CARRIED

It was noted Trustees request staff to amend the project charter and include a proposed timeline.

9. CORRESPONDENCE

9.1 D. Dickmeyer - Dated May 24, 2017 - Concerning Short Term Vacation Rentals (STVRs)

The correspondence was received.

9.2 550 Walker's Hook Road – proposed dock

There was discussion regarding correspondence received by staff and it was noted Trustees request staff to follow up regarding the timeline for the referral response associated with 550 Walker's Hook Road.

The Salt Spring Island Local Trust Committee closed the meeting at 10:54 a.m. See items 17.1 and 17.2. The meeting reconvened at 12:00 p.m.

10. TRUSTEE REPORTS

Trustee Grove reported that he attended meetings with the following: the Ferry Advisory Committee; the Capital Regional District regarding the Saturday Market in the Park; the Community Economic Development Commission regarding worker housing; Islands Trust Bylaw Enforcement staff; and the Financial Planning Committee regarding 2016-2017 budget reporting.

Trustee Grams reported that he attended meetings with the following: the Mayne Island Local Trust Committee, the North Pender Island Local Trust Committee, the Saturna Island Local Trust Committee; the Salt Spring Island Watershed Protection Authority; the Islands Trust Executive Committee; the Trust Programs Committee; and the Financial Planning Committee. Chair Grams attended a roundtable meeting hosted by the Saanich Inlet Protection Society and First Nations regarding vessel traffic and the Liquefied Natural Gas (LNG) proposal for the Saanich Inlet. At the roundtable meeting, Transport Canada announced funding for an abandoned and derelict vessel program.

Trustee Grams attended an Islands Trust Executive Committee staff retreat regarding project facilitation and budget spending.

11. CHAIR'S REPORT

Chair Luckham reported that he attended the Islands Trust Executive Committee staff retreat and meetings with the Financial Planning Committee, the Local Planning Committee and Trust Programs Committee in preparation for the next Trust Council meetings scheduled for June 20 to 22, 2017 on Lasqueti Island. He reported nineteen nominations were received for the 2017 Community Stewardship Awards. Chair Luckham spoke to the work of Islands Trust including marine protection, affordable housing and continued monitoring of vessel anchorages.

12. CRD DIRECTOR'S REPORT

Capital Regional District (CRD) Director McIntyre reported the following highlights from the CRD Electoral Area Services Committee meeting: approval of a grant in aid for the Salt Spring Island Community Services Core Inn kitchen and a report regarding the reuse of the Ganges Wastewater Treatment Plant effluent was presented. He reported the first well test for alternative water sources for a Drake Road affordable housing project was unsuccessful and the CRD will conduct a second well test. Keith Walstrom, CRD Salt Spring Island Electoral Area Services Engineer has accepted a position with the Tsawwassen First Nation. He reported the Salt Spring Library has 175 volunteers; the CRD Community Economic Development Commission (CEDC) Rural Accelerator Mentorship Program graduates were recognized and a new composting initiative held a series of presentations regarding organic waste management and will be presenting to the CRD Board. The Salt Spring Island Transportation Commission received a presentation regarding closure of Fulford-Ganges Road for specific activities and an update regarding the North Ganges Transportation Plan project. He attended a meeting with the Ferry Advisory Committee; the Salt Spring Island Emergency Services Coordinator and announced there would be an earthquake simulator at the 2017 Fall Fair. Director McIntyre reported the series of moderated panel discussions the elected officials will hold in preparation for the Salt Spring Island incorporation referendum is scheduled for August 30 and 31, 2017 and Elections BC has changed the voting location from the Salt Spring Island Library to the Gulf Islands Secondary School.

13. DELEGATIONS - None

14. TOWN HALL AND QUESTIONS

Chair Luckham opened the Town Hall at 12:21 p.m. and presented a document to a member of the public regarding questions presented at the last meeting.

A member of the public asked for clarification regarding the process for public input for draft Bylaw No. 489 and 490 and expressed concern regarding whether the Community Facilities (CF2) zone at Burgoyne Bay would allow a composting facility.

Darryl Martin, Chair of the Salt Spring Island Community Economic Development Commission (CEDC) spoke to a CEDC Worker Housing Survey.

Laura Patrick, a Salt Spring Island Community Economic Development Commission (CEDC) member presented results from the CEDC's Worker Housing Survey and

requested the Local Trust Committee to (1) undertake immediate policy actions to make existing housing available to workers; (2) participate in a dialogue with the CEDC and other agencies regarding housing availability and (3) collaborate in data sharing regarding housing.

One member of the public presented a written submission dated June 1, 2017 entitled "Trust Credibility Deficiency."

15. APPLICATIONS AND REFERRALS

15.1 SS-ALR-2017.1 - E. Ross, SS Recreational Holdings Ltd. – 805 Lower Ganges Road

Planner Dubyna presented a staff report dated May 17, 2017 regarding an Agricultural Land Reserve application for Non-Farm Use and presented a written submission dated June 1, 2017 entitled "Important Notice to Salt Spring AAPC Members".

Applicant Erica Ross spoke to the application.

SS-2017-76

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to refer SS-ALR-2017.1 to the Salt Spring Island Agricultural Advisory Planning Commission for review and comment.

CARRIED

15.2 SS-ALR-2016.3 – Garry Gilchrist – 902 Beaver Point Road

Planner Wright presented a staff report dated May 19, 2017 regarding a proposed subdivision in the Agricultural Land Reserve.

Applicant Garry Gilchrist spoke to the application.

SS-2017-77

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to forward SS-ALR-2016.3 to the Agricultural Land Commission with the following comment: that the Salt Spring Island Local Trust Committee support the Salt Spring Island Agricultural Advisory Planning Commission recommendation to support the application and that the Salt Spring Island Agricultural Advisory Planning Commission recommendation and the Agrologist report be attached.

CARRIED

15.3 SS-RZ-2016.1 - R. Langevin - 805 Vesuvius Bay Road

Planner Wright presented a staff report dated May 23, 2017 regarding rezoning from Commercial Accommodation 2 to Residential 8.

Applicant R. Langevin spoke to the application.

SS-2017-78

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 1, Section 10, Range 3 West, North Salt Spring Island, Cowichan District, Plan 23440 from Map 19 – Development Permit Area 2 – Non-Village Commercial and Industrial.

CARRIED

SS-2017-79

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 1, Section 10, Range 3 West, North Salt Spring Island, Cowichan District, Plan 23440, from Commercial Accommodation 2 to Residential 8.

CARRIED

SS-2017-80

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request that the Salt Spring Island Parks and Recreation Commission (PARC) consider the construction of a public trail on the Margaret Road shoreline access road dedication to and across Lot 1, Section 10, Range 3 West, North Salt Spring Island, Cowichan District, Plan 23440, with a Statutory Right of Way (SS-RZ-2016.1, 805 Vesuvius Bay Road).

CARRIED

16. OTHER BUSINESS

16.1 New Business

16.1.1 North Pender Local Trust Committee Referral of Proposed Bylaw No. 213

Planner Wright presented a staff report dated May 17, 2017 regarding a Bylaw Referral from the North Pender Island Local Trust Committee.

SS-2017-81

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. 213, indicating that interests are unaffected.

CARRIED

16.1.2 Trust Area Services - Well and Groundwater Workshop

A memorandum regarding a series of Wells and Groundwater Workshops was presented.

16.1.3 2016/17 Annual Report - Request for Decision

RPM Cermak presented a request for decision dated May 25, 2017 regarding the 2016-2017 Annual Report - approval of Salt Spring Island Local Trust Committee section.

SS-2017-82

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve the attached text for inclusion in the 2016-2017 Annual Report for approval (as amended) by Trust Council and submission to the Minister of Community, Sport and Cultural Development.

CARRIED

The Salt Spring Island Local Trust Committee closed the meeting at 1:32 p.m. See items 17.1 and 17.2. The meeting reconvened at 1:48 p.m.

17. CLOSED MEETING

17.1 Motion to Close the Meeting

SS-2017-83

At 10:54 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)(a) personal information about identifiable individuals who are being considered for positions appointed by the Local Trust Committee; Section 90(1)(j) information that is prohibited or information that if it were presented in a document would be prohibited from disclosure; and, Section 90(1)(k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of council, could reasonably be expected to harm the interests of the municipality if they were held in public; and that staff be invited to remain.

CARRIED

SS-2017-84

At 1:32 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)(a) personal information about identifiable individuals who are being considered for positions appointed by the Local Trust Committee; Section 90(1)(j) information that is prohibited or information that if it were presented in a document would be prohibited from disclosure; and, Section 90(1)(k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of council, could reasonably be expected to harm the interests of the municipality if they were held in public; and that staff be invited to remain.

CARRIED

17.2 Motion to Open the Meeting

SS-2017-85

At 11:47 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

SS-2017-86

At 1:48 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

The Salt Spring Island Local Trust Committee re-appoints Sally John, Jeff Thompson, Neil Morie, Janet Stethem and John Newton each to new two-year terms on the Advisory Planning Commission, effective June 1, 2017.

The Salt Spring Island Local Trust Committee appoints Richard Hayden to a two-year term on the Advisory Planning Commission, effective June 1, 2017.

The Salt Spring Island Local Trust Committee thanks Advisory Planning Commissioner Stephen Roberts for his service.

The Salt Island Local Trust Committee re-appoints Ken Byron, Bree Eagle and Jane Squier to new two-year terms on the Agricultural Advisory Planning Commission, effective June 1, 2017.

18. UPCOMING MEETINGS

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled for 9:30 a.m. on June 29, 2017 at the Hart Bradley Hall (Lions Club), 103 Bonnet Avenue, Salt Spring Island.

19. ADJOURNMENT

By general consent the meeting adjourned at 1:50 p.m.

Peter Luckham, Chair

Certified Correct:

Sarah Shugar, Recorder

