



Salt Spring Island Local Trust Committee Minutes of Regular Meeting

Date: Thursday, June 29, 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
Justine Starke, Island Planner (via web conferencing)
Seth Wright, Planner 2
Jaime Dubyna, Planner 1
Sarah Shugar, Recorder

Media and Others Present: Gulf Islands Driftwood Reporters
Approximately 4 members of the public - a.m.
Approximately 13 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 additions to the agenda were presented for consideration:

- 9.5 Farmers' Institute to Salt Spring Island Local Trust Committee - Dated May 30, 2017 - Response to Salt Spring Island Local Trust Committee letter dated January 13, 2017
- 9.6 C. West to Salt Spring Island Local Trust Committee - Dated June 24, 2017 - Concerning the Abandoned Boats Program
- 9.7 D. Hewitt to Salt Spring Island Local Trust Committee - Dated June 26, 2017 - Concerning Tree Cutting in St. Mary Lake Watershed

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 June 1, 2017 SSI LTC Regular Meeting

By general consent, the Salt Spring Island Local Trust Committee Minutes of June 1, 2017 were adopted.

3.2 Resolutions Without Meeting Report - None

3.3 Draft Minutes of the Advisory Planning Commissions

3.3.1 Draft Minutes of the June 15, 2017 Agricultural Advisory Planning Commission

The minutes were received.

3.3.2 Draft Minutes of the June 15, 2017 Advisory Planning Commission

The minutes were received.

4. BUSINESS ARISING FROM MINUTES

4.1 Follow-Up Action List

The report was received.

RPM Cermak presented an update regarding the proposed dock at 550 Walker's Hook Road.

5. COMMUNITY INFORMATION MEETING - None

6. PUBLIC HEARING - None

7. REPORTS

7.1 Policy and Standing Resolutions List

The report was received.

By general consent, the Salt Spring Island Local Trust Committee request that staff present an update regarding Standing Resolution SSI-09-13 at the next Salt Spring Island Local Trust Committee regular meeting.

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-2017-87

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee delegate Trustee Grams to draft a letter in consultation with staff to the Capital Regional District regarding the alternative water feasibility strategy for the 161 Drake Road affordable housing project, for signature by the Chair.

CARRIED

7.5 Expense Reports

7.5.1 Report dated April 2017

The report was received.

7.5.2 Report dated May 2017

The report was received.

7.6 Trust Fund Board Report - None

The meeting recessed at 9:56 a.m. and reconvened at 10:00 a.m.

8. LOCAL TRUST COMMITTEE PROJECTS

8.1 Watershed Management

Planner Starke presented a staff report dated June 21, 2017 regarding watershed management.

SS-2017-88

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee endorse the attached project charter version 8.1, dated June 19, 2017.

CARRIED

SS-2017-89

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee allocate \$18,000 of the 2017 - 2018 Salt Spring Island Watershed Management Project funding for a wells inventory and groundwater monitoring pilot program.

CARRIED

SS-2017-90

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to apply for a grant from the Real Estate Foundation to fund the groundwater monitoring pilot program.

CARRIED

9. CORRESPONDENCE

- 9.1 D. McKerrell of Island Marine Construction to Salt Spring Island Local Trust Committee - Dated April 28, 2017 - Concerning Bylaw No. 492 (Technical Update)**

SS-2017-91

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to amend Land Use Bylaw No. 355 to take into account comments submitted by D. McKerrell in the correspondence dated April 28, 2017 concerning amendment Bylaw No. 492 (Technical Update).

CARRIED

- 9.2 D. Martin and M. Hogan to B. Sawyer of the Ministry of Forests, Lands and Natural Resource Operations - Dated May 16, 2017 - Concerning a dock application at 550 Walker Hook Road, SSI**

By general consent, the Salt Spring Island Local Trust Committee agreed that Trustee Grove would contact D. Martin and M. Hogan with respect to their letter dated May 16, 2017 to advise that the dock is permitted.

- 9.3 K. Hutchings to the Salt Spring Island Local Trust Committee - Dated June 13, 2017 - Concerning Airbnb regulations**

By general consent, the Salt Spring Island Local Trust Committee agreed staff would add the correspondence received from K. Hutchings dated June 13, 2017 regarding Airbnb regulations to the affordable housing project file.

- 9.4 H. Brown to Salt Spring Island Local Trust Committee - Dated June 15, 2017 - Concerning building of a three story structure on Fulford-Ganges Road (Ganges Area Village Planning Harbourwalk)**

The correspondence was received.

- 9.5 Farmers' Institute to Salt Spring Island Local Trust Committee - Dated May 30, 2017 - Response to Salt Spring Island Local Trust Committee letter dated January 13, 2017**

By general consent, the Salt Spring Island Local Trust Committee agreed Chair Luckham would meet with Farmers' Institute President Rick Vipond regarding the correspondence dated May 30, 2017.

- 9.6 C. West to Salt Spring Island Local Trust Committee - Dated June 24, 2017 - Concerning the Abandoned Boats Program**

SS-2017-92

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee forward the correspondence received from C. West, dated June 27, 2017 to the Islands Trust Executive Committee regarding Transport Canada's Abandoned Boats Program for their consideration.

CARRIED

9.7 D. Hewitt to Salt Spring Island Local Trust Committee - Dated June 26, 2017 - Concerning Tree Cutting in St. Mary Lake Watershed

It was noted Trustee Grams and staff have been in contact with the writer to advise that tree cutting activity is permitted.

The meeting recessed at 10:26 a.m. and reconvened at 12:00 p.m.

10. TRUSTEE REPORTS

Trustee Grams reported that he attended meetings with the following: Legislative Assembly (MLA) Adam Olsen and Capital Regional District (CRD) Director McIntyre; CRD Harbourwalk Committee Chair Matt Steffich; the Saturna Island Local Trust Committee (LTC); the North Pender LTC; the Mayne Island LTC; the Salt Spring Island Watershed Protection Authority; and Bowen Island Council annual meeting. Trustee Grams attended Trust Council on Lasqueti Island and reported that the Executive Committee will investigate and develop an appropriate process for mobilizing changes to the Islands Trust Act and will review changes to the Islands Trust policy statement.

Trustee Grove reported that he attended Trust Council on Lasqueti Island and noted Bob Weeden was awarded a 2017 Islands Trust Community Stewardship Award for his conservation and environmental stewardship work. He spoke to the Harbourwalk project and Wayne Lee's appointment as lead engineer who is in the process of assessing the existing boardwalk structures. He also mentioned that Islands Trust staff are in discussions with property owners. Trustee Grove met with MLA Adam Olsen and CRD Director McIntyre. He attended the Dragonfly Affordable Housing project open house and a Salt Spring Island Eggheads Society meeting that discussed SSI incorporation.

11. CHAIR'S REPORT

Chair Luckham presented the following highlights from Trust Council held June 20 to 22, 2017 on Lasqueti Island: Trust Council is reviewing the Islands Trust Act and may request legislative changes to the Act; the Islands Trust Vision Statement; a Species at Risk presentation; Financial Planning Committee budget planning tools; approval of the audited financial statements; approval of the annual report; potential amendments to the Islands Trust Policy Statement; nineteen nominations were received for the Islands Trust Community Stewardship Awards; discussions regarding aquaculture and vessel anchorages. Chair Luckham has continued work regarding vessel anchorages and the Islands Trust mandate to preserve and protect the Salish Sea and met with the Chair of the Chamber of Shipping. He noted Honourable Marc Garneau, Minister of Transport appointed a Senior Policy Analyst to review vessel anchorages across Canada. Chair Luckham attended the annual meeting with the Bowen Island Council.

12. CRD DIRECTOR'S REPORT - None

13. DELEGATIONS

13.1 Peter Lloyd-Jones, President of the Salt Spring Accommodation Group - Concerning Short Term Vacation Rentals and Land Use Bylaw No. 355

Peter Lloyd-Jones presented a written submission dated June 29, 2017 and expressed concerns regarding Bylaw No. 355 regulations with bed and breakfast accommodations, guest cottages and short term vacation rentals (STVRs).

14. TOWN HALL AND QUESTIONS

Chair Luckham opened the Town Hall at 12:26 p.m.

A member of the public spoke to short-term vacation rentals (STVRs) and expressed concern regarding a specific property.

A member of the public provided a response to the previous speaker's concern regarding a specific property.

A member of the public provided a written submission entitled "Trust Chicanery" dated June 29, 2017 and requested a response from the Chair concerning the health of Booth Canal. The member also expressed opposition to item 14 regarding the Town Hall and Question portion of the June 1, 2017 Salt Spring Island Local Trust Committee minutes.

15. APPLICATIONS AND REFERRALS

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

Planner Dubyna presented a staff report regarding an Agricultural Land Reserve application for a Non-Farm Use to permit the expansion of the existing tennis indoor facility and parking area on the Salt Spring Island Golf and Country Club property.

SS-2017-93

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to forward application SS-ALR-2017.1 to the Agricultural Land Commission with support, for the following reasons: a. The application is supported by the Salt Spring Island Agricultural Advisory Planning Commission; b. The application is consistent with the property's Park and Recreation land use designation under the Official Community Plan; and c. The application is consistent with the historic use of the property, helps meet the community's need for recreational facilities, and will have minimal impact on agriculture.

CARRIED

15.2 SS-DVP-2017.3 - J. Litke - 367 Cusheon Lake Road, SSI

Planner Dubyna presented a staff report dated June 9, 2017 regarding a Development Variance Permit application to vary the front lot line setback for a proposed addition that will connect the existing single family dwelling and cabin.

Applicant representative Brent Taylor spoke to the application.

SS-2017-94

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve issuance of Development Variance Permit SS-DVP-2017.3 conditional upon removal of the recreational vehicle from the property.

CARRIED

15.3 SS-DP-2017.5 - J. Stoffelsma - 711 Mansell Road, SSI

Planner Youmans presented a staff report dated June 22, 2017 regarding a Development Permit application to construct shoreline retention works on a residential property in Development Permit Area 3. Planner Youmans circulated a document from Polster Environmental Services Ltd. entitled "Environmental Review of Proposed Landslide Treatment" dated June 22, 2017.

Applicant Johannes Stoffelsma spoke to the application.

SS-2017-95

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve issuance of Development Permit SS-DP-2017.5.

CARRIED

15.4 SS-DVP-2017.7 - J. Stoffelsma - 711 Mansell Road, SSI

Planner Youmans presented a staff report dated June 22, 2017 regarding a Development Variance Permit application to permit the siting of a tiered waterfront retaining wall.

SS-2017-96

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve issuance of Development Variance Permit SS-DVP-2017.7.

CARRIED

15.5 SS-DP-2017.4 - D. McKerrell on behalf of SS Marina Ltd. - 126 Upper Ganges Road, SSI

RPM Cermak presented a staff report dated June 14, 2017 regarding a Development Permit authorizing the redevelopment of Salt Spring Marina's moorage structure.

Applicant David McKerrell and property owner Jerry Parks spoke to the application.

SS-2017-97

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee refer application SS-DP-2017.4 to the Advisory Planning Commission for evaluation and comment and that it be brought back with recommendations to the July Local Trust Committee meeting.

CARRIED

15.6 SS-RZ-2016.2 - SS-BL-497 - L. Brown - Lot 15 Park Drive, SSI

RPM Cermak presented a staff report dated June 7, 2017 regarding an application to rezone a property from Commercial Accommodation 4 (CA4) to Residential 6 (R6).

SS-2017-98

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 adopted.

CARRIED

15.7 SS-RZ-2016.1 - R. Langevin - 805 Vesuvius Bay Road, SSI

Planner Wright presented a staff report dated June 19, 2017 regarding an application to rezone a property from Commercial Accommodation 2 (CA2) to Residential 8 (R8).

SS-2017-99

It was MOVED and SECONDED,

that Salt Spring Island Local Trust Committee Bylaw No. 502, cited as "Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Amendment No. 3, 2017", be read a first time.

CARRIED

SS-2017-100

It was MOVED and SECONDED,

that Salt Spring Island Local Trust Committee Bylaw No. 503, cited as "Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 3, 2017", be read a first time.

CARRIED

SS-2017-101

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. 502, cited as "Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Amendment No. 3, 2017", is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

SS-2017-102

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. 503, cited as "Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 3, 2017", is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

SS-2017-103

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to refer Bylaw No. 502 and Bylaw No. 503 to the Salt Spring Island Advisory Planning Commission, First Nations, and public agencies for comment.

CARRIED

16. OTHER BUSINESS

16.1 New Business

16.1.1 North Pender Local Trust Committee Bylaw No. 202 Referral

A staff report dated June 7, 2017 regarding a Bylaw Referral from North Pender Island Local Trust Committee was presented.

SS-2017-104

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 Bylaw No. 202 indicating that interests are unaffected.

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 July 20, 2017 at the Hart Bradley Hall (Lions Club), 103 Bonnet Avenue, Salt Spring Island.

19. ADJOURNMENT

By general consent the meeting adjourned at 1:42 p.m.

Peter Luckham, Chair

Certified Correct:

Sarah Shugar, Recorder