



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

**Date:** Thursday, July 20, 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)  
Rob Milne, Island Planner  
Seth Wright, Planner 2  
Jaime Dubyna, Planner 1  
Sarah Shugar, Recorder

**Media and Others Present:** Capital Regional District Salt Spring Island Electoral Area  
Director Wayne McIntyre  
Gulf Islands Driftwood Reporter  
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 amendments to the agenda were presented for consideration:  
Removal of Item 15.1 - SS-DVP-2017.6 - A. Aust - 1482 Fulford-Ganges Road, SSI  
Addition of Item 15.4.1 - Gooding Hydrology Preliminary Report on Potable Water Quality and Quantity, Stormwater Drainage and Riparian Stream Protection - dated June 2017.

**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 29, 2017 SSI LTC Regular Meeting

By general consent, the Salt Spring Island Local Trust Committee Minutes of June 29, 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.

Staff noted that the projects that are of a technical amendment nature would be removed from the Follow-Up Action List and maintained on the Projects List.

**SS-2017-105**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee request staff to provide a verbal update with regard to the preparation of the Request for Proposal (RFP) for graphic materials related to the Ganges Harbourwalk project.

**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 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 - None**

## **7.7 Applications Summary Quarterly Report**

RPM Cermak presented a memorandum dated July 7, 2017 regarding applications tracking and reported that the total applications opened in 2017 should be 65, not 29 as noted in the report. It was noted that Staff would update the Applications Summary Quarterly Report to reflect the correct number in the public agenda package.

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

### **8.1 Rain Water Catchment in Ganges Village Core**

Planner Wright presented a staff report dated July 13, 2017 regarding Rainwater Catchment in the Ganges Village Core.

#### **SS-2017-106**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee amend the Work Program to remove 'Ganges Rainwater Catchment' as a Top Priority and place it on the Projects list for consideration at a later date.

**CARRIED**

### **8.2 Work Program Summary Quarterly Report**

RPM Cermak presented a staff report dated July 20, 2017 regarding the 2017/2018 Salt Spring Island Local Trust Committee Work Program.

#### **SS-2017-107**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee clarify to the Bylaw Enforcement Manager that standing resolution SSI-164-07 regarding Bylaw Enforcement of Short Term Vacation Rentals applies and should be enforced.

**CARRIED**

#### **SS-2017-108**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee add "Affordable Rental Housing – Cottages" as a Top Priority.

**CARRIED**

#### **SS-2017-109**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee defer further consideration of the Marine Environment Protection project at this time.

**CARRIED**

**SS-2017-110**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee endorse the Development Approval Information Bylaw Project Charter dated July 20, 2017.

**CARRIED**

**SS-2017-111**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee report to the Financial Planning Committee the reallocation of \$14,500 from the Integrated Community Sustainability Plan (Project Code 4068) to the Bylaw Review-Procedural Updates project (Project Code 2007).

**CARRIED**

**9. CORRESPONDENCE**

**9.1 Andrew Jackson of Ryzuk Geotechnical - dated June 30, 2017 - Concerning Revision of the Development Permit Area 6 Geological Hazard Class**

The correspondence was received.

Chair Luckham provided an update regarding two follow up correspondence items from the LTC meeting held on June 29, 2017. He has been in communication with the North Salt Spring Waterworks District and a meeting will likely be scheduled in late August 2017 and he has been in communication with Farmer's Institute President Rick Vipond regarding scheduling a meeting.

The meeting recessed at 10:39 a.m. and reconvened at 12:00 p.m.

**10. TRUSTEE REPORTS**

Trustee Grove reported that he attended an inter-agency meeting regarding homelessness hosted by Salt Spring Island Community Services and added there are approximately eighty to one hundred homeless people on Salt Spring Island and approximately one hundred and ninety units of proposed affordable housing. Trustee Grove attended a Wells and Groundwater workshop hosted by Islands Trust which included participants from Island Health and the Ministry of Forests, Lands and Natural Resource Operations.

Trustee Grams reported that he attended the Islands Trust Executive Committee annual liaison meeting with the Trust Fund Board. He attended a Wells and Groundwater workshop and noted that it may be worthwhile to schedule a second workshop due to its encouraging attendance. He has received numerous correspondences regarding short-term vacation rentals (STVRs) and noted that the bylaw enforcement policy regarding STVRs is proactive and should be enforced. He is scheduled to attend a meeting regarding a First Nation's interest in developing parkland on an island in the Local Trust Area that is of historic value.

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

Chair Luckham reported that the Honourable Selina Robinson has been appointed Minister of Municipal Affairs and Housing. He attended the annual meeting of the Islands Trust Executive Committee and the Trust Fund Board and reported that the Trust Fund Board is looking into changing the name from "Trust Fund Board" to "Islands Trust Conservancy" to better reflect their conservation work. On a personal note, he also attended the 2017 Training In Paradise event hosted by the Salt Spring Island Fire Protection District.

## **12. CRD DIRECTOR'S REPORT**

Capital Regional District (CRD) Director McIntyre reported the following from the CRD Electoral Area Services Committee meeting: the Regional Housing Trust Fund awarded a \$408,000 grant for the Croftonbrook Housing project; approval of the Experience the Gulf Islands concept plan; approval for the second phase of the Drake Road Affordable Housing project's hydrology study; approval of the Advanced Integrative Resource Management Plan; approval of the draft Gulf Islands Regional Trails program. He reported that the CRD Parks and Recreation Commission approved a Family Bike Park proposal in principle and that the CRD Transportation Commission support advocacy to senior levels of government for a major multi modal transportation project that would support the region's sustainability measures. He attended an inter-agency meeting regarding the Abandoned Vessels program and the 2017 Heritage Day at the Farmers' Institute.

## **13. DELEGATIONS - None**

## **14. TOWN HALL AND QUESTIONS**

Chair Luckham opened the Town Hall at 12:17 p.m.

A member of the public spoke to STVRs and noted that inadequate funding for legal action and the lack of public information regarding enforcement are barriers to enforcement. The member of the public spoke to the proposed Development Improvement Information Bylaw and encouraged the Local Trust Committee to include a provision for the late addition of new information.

A member of the public asked for clarification regarding whether the Shoreline Conservation Area project has been deferred along with the Marine Environment Protection project. The member of the public asked for clarification regarding the definition of "affordable housing on Salt Spring Island".

A member of the public expressed concern regarding application SS-DVP-2017.6 (1482 Fulford-Ganges Road).

A member of the public expressed concern regarding the fee for a Freedom of Information (FOI) request and presented a written submission entitled "Trust Mannerism" dated July 20, 2017. The member of the public requested that the Local Trust Committee waive the FOI fee and expressed opposition to the meeting decorum posters.

The meeting recessed at 12:42 p.m. and reconvened at 12:45 p.m.

**15. APPLICATIONS AND REFERRALS**

**15.1 SS-DVP-2017.6 - A. Aust - 1482 Fulford-Ganges Road, SSI - None**

Item 15.1 was removed from the agenda at the request of the applicant.

**15.2 SS-DVP-2017.4 - L. Fraser - 359 Long Harbour Road, SSI**

Planner Dubyna presented a staff report dated July 12, 2017 regarding a Development Variance Permit to reduce the setback from the natural boundary of the sea.

**SS-2017-112**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee approve issuance of Development Variance Permit SS-DVP-2017.4.

**CARRIED**

**15.3 SS-DP-2017.6 - J. Noseworthy, Priority Permits - 106 Jackson Avenue, SSI**

Planner Dubyna presented a staff report dated July 12, 2017 regarding a Development Permit to allow a new commercial sign.

**SS-2017-113**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee approve issuance of Development Permit SS-DP-2017.6.

**CARRIED**

**15.4 SS-RZ-2017.2 - F. & T. Dos Santos - 221 Drake Road, SSI**

**15.4.1 Gooding Hydrology Preliminary Report on Potable Water Quality & Quantity, Stormwater Drainage and Riparian Stream Protection - dated June 2017**

Planner Milne presented a staff report dated June 29, 2017 regarding the “Dragonfly Commons” Affordable Housing rezoning application and circulated a document from Gooding Hydrology entitled “Preliminary Report on: Potable Water Quality and Quantity, Stormwater Drainage, and Riparian Stream Protection” dated June 2017.

Applicants Fernando Dos Santos and Tammy Dos Santos spoke to the application and presented a copy of the proposed site plan.

**SS-2017-114**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee direct staff to prepare draft bylaws for the review and consideration of the Local Trust Committee.

**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 July 13, 2017 regarding a development permit authorizing the redevelopment of Salt Spring Marina's moorage structure.

Applicant David McKerrell and property owner Jerry Parks were present.

**SS-2017-115**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee approve issuance of SS-DP-2017.4.

**CARRIED**

**16. OTHER BUSINESS**

**16.1 New Business**

**16.1.1 Referral of Galiano Bylaws No. 262 and 263**

**SS-2017-116**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee request staff to respond to the referral from the Galiano Island Local Trust Committee for Bylaws No. 262 and 263, 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 August 10, 2017 at the Hart Bradley Hall (Lions Club), 103 Bonnet Avenue, Salt Spring Island.

**19. ADJOURNMENT**

**By general consent** the meeting adjourned at 1:09 p.m.

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Peter Luckham, Chair

Certified Correct:

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Sarah Shugar, Recorder