



Salt Spring Island Local Trust Committee Minutes of Special Meeting

Date: Thursday, October 5, 2017
Location: Fulford Community Hall
2591 Fulford-Ganges Road, 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)
Seth Wright, Planner 2
Sarah Shugar, Recorder

Media and Others Present: Applicant Ian Laing
Approximately 8 members of the public

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 5:00 p.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 approved.

3. COMMUNITY INFORMATION MEETING

3.1 Gulf Island Brewing Ltd. Rezoning - 270 Furness Road, SSI

Planner Wright presented a staff report dated August 10, 2017 regarding an Official Community Plan amendment and rezoning to permit a brewery on a rural zoned lot.

3.2 Question and Answer Period

There was discussion and the following comments were noted:

- A member of the public expressed concern regarding impaired driving and associated impacts to the rural neighbourhood. The applicant advised that the BC Liquor Control and Licensing Branch regulates the service of liquor.

- A member of the public asked if the applicant has completed an assessment to evaluate any impacts from the proposed water collection system and the septic system. The applicant reported that the property has excess water.
- A member of the public asked if the hours of operation would be regulated. The applicant advised the BC Liquor Control and Licensing Branch regulates hours of operation.
- A member of the public asked for clarification regarding the cost recovery agreement.
- A member of the public expressed concern regarding the increase of residences that would be permitted on the property.
- A member of the public asked for clarification regarding the location of the spring water source and expressed concern that it may be located within a nature reserve.
- A member of the public expressed concern regarding water and stated that the brewery has run out of water in the past. The applicant reported there was a year that the brewery ran out of water due to broken water connections and unfamiliarity with the water system.
- A member of the public asked how the application would benefit the neighbourhood. The applicant reported that there would be less delivery truck traffic once the new refrigeration system is constructed.
- A member of the public expressed concern regarding the increased density in an area that has not been designated in the OCP as a desirable area for density increase and spoke to the Ashya Road development. Staff reported that the property has subdivision potential of up to three three lots and each lot would be permitted to have a house and seasonal cottage, although the property has geotechnical issues. Staff considered the potential for three houses and three seasonal cottages and reallocated the density to the proposed buildings.
- A member of the public asked if the additional dwellings could be rented as Short Term Vacation Rentals (STVRs). Staff reported the additional dwellings could be used as staff housing or rental housing and that STVRs would not be permitted and would be a bylaw enforcement issue. The applicant reported that the business has requested staff housing to attract off- island brewing staff.
- A member of the public expressed concern regarding a failed septic system on the property.
- A member of the public expressed concern regarding odour and noise impacts.
- The applicant reported the business is the third oldest craft brewery in Canada and that 40% of the beer is brewed, packaged and distributed on the Lower Mainland. The improvements would improve the safety of the buildings and provide an improved experience for guests. There is interest in preserving the family legacy of the business and the current zoning is impacting the owners' ability to access financing.

4. ADJOURNMENT

By general consent the meeting adjourned at 5:52 p.m.

Peter Luckham, Chair

Certified Correct:

Sarah Shugar, Recorder