



Salt Spring Island Local Trust Committee Minutes of Regular Meeting

- Date:** Thursday, December 21, 2017
Location: Lions Club, Hart Bradley Memorial Hall
103 Bonnet Avenue, Salt Spring Island, BC
- Members Present:** George Grams, Local Trustee, Acting Chair
Peter Luckham, Chair (via telephone conferencing)
Peter Grove, Local Trustee
- Staff Present:** Stefan Cermak, Regional Planning Manager (RPM)
Jason Youmans, Island Planner
Seth Wright, Planner 2
Serena Klaver, Planner 1
Miles Drew, Bylaw Enforcement Manager (BEM)
Sarah Shugar, Recorder
- Media and Others Present:** Gulf Islands Driftwood Reporter
Approximately 1 members of the public - a.m.
Approximately 6 members of the public - p.m.
Capital Regional District Salt Spring Island Electoral Area
Director Wayne McIntyre

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 and acknowledged that the Local Trust Committee is meeting within Coast Salish Territory and expressed his gratitude. Chair Luckham appointed Trustee Grams as Acting Chair for the meeting.

2. APPROVAL OF AGENDA

By general consent the agenda was adopted.

3. COMMUNITY INFORMATION MEETING

3.1 Proposed Bylaws No. 502 and 503 - SS-RZ-2016.1 - 805 Vesuvius Bay Road

4. PUBLIC HEARING

4.1 Recess for Public Hearing

The meeting recessed at 9:54 a.m.

4.1.1 Proposed Bylaws 502 and 503 - SS-RZ-2016.1 - 805 Vesuvius Bay Road, SSI

4.2 Recall to Order

The meeting reconvened at 10:01 a.m.

5. PREVIOUS MEETINGS

5.1 Draft Minutes of the Salt Spring Island Local Trust Committee

5.1.1 Draft Minutes of the November 30, 2017 SSI LTC Regular Meeting

By general consent, the Salt Spring Island Local Trust Committee Minutes of November 30, 2017 were adopted.

5.2 Resolutions Without Meeting Report - None

5.3 Draft Minutes of the Advisory Planning Commissions - None

6. BUSINESS ARISING FROM MINUTES

6.1 Follow-Up Action List

The report was received.

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.

There was discussion regarding application SS-RZ-2017.4 - 132 Corbett Road (Croftonbrook) and applicant Janice Gauthier and Kisae Petersen, Island Women Against Violence (IWAV) Director of Housing spoke to the application.

7.5 Expense Report

The report was received.

7.6 Trust Fund Board Report

The Trust Fund Board report dated November 2017 was presented.

8. LOCAL TRUST COMMITTEE PROJECTS

8.1 Proposed Bylaws No. 487 and 496 - Rural Watersheds

RPM Cermak presented a Staff Report dated December 14, 2017 regarding Agriculture in Rural Watershed Zones.

SS-2017-200

It was MOVED and SECONDED,

that second reading of Bylaw No. 487, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 5, 2015," be rescinded.

CARRIED

SS-2017-201

It was MOVED and SECONDED,

that Bylaw No. 487, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 5, 2015," be amended as specified in Appendix 1 of the Staff Report dated December 14, 2017.

CARRIED

SS-2017-202

It was MOVED and SECONDED,

that Salt Spring Island Local Trust Committee 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-2017-203

It was MOVED and SECONDED,

that second reading of Bylaw No. 496, cited as "Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Amendment No. 3, 2016," be rescinded.

CARRIED

SS-2017-204

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 amended as specified in Appendix 2 of the Staff Report dated December 14, 2017.

CARRIED

SS-2017-205

It was MOVED and SECONDED,

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

CARRIED

9. CORRESPONDENCE

9.1 Salt Spring Island Water Preservation Society to the SSI LTC - dated November 28, 2017 - Concerning water sustainability and the "Affordable Housing Cottages" project.

The correspondence was received.

10. OTHER BUSINESS

10.1 New Business

10.1.1 Housing Agreement Administration

RPM Cermak presented a briefing dated December 4, 2017 regarding housing agreement administration.

SS-2017-206

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to provide the SSILTC with options regarding the housing agreement with the Salt Spring Island Land Bank Society on Rainbow Road.

CARRIED

10.1.2 Request for release of Notation of Interest on Mt. Bruce

RPM Cermak presented a Staff Report dated December 11, 2017 regarding request for release of notation of interest - # 911051 (Crown Land file # 0075550) on Mount Bruce.

SS-2017-207

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee endorse the release of the Notation of Interest #911051 (Crown Land file # 0075550) on Mt. Bruce and Mt. Sullivan by the Islands Trust.

CARRIED

11. CLOSED MEETING

11.1 Motion to Close the Meeting

SS-2017-208

At 10:33 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)(j), information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 of the Freedom of Information and Protection of Privacy Act; and that staff be invited to remain.

CARRIED

11.2 Motion to Open the Meeting

SS-2017-209

At 11:35 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

The meeting recessed at 11:35 a.m. and reconvened at 12:00 p.m.

12. TRUSTEE REPORTS

Acting Chair Grams reported that the Salt Spring Island Watershed Protection Authority (SSIWPA) has undertaken a review of the SSIWPA Steering Committee Terms of Reference and SSIWPA's Technical Working Group Terms of Reference.

Trustee Grove reported that he attended meetings regarding the Croftonbrook affordable housing project and other affordable housing projects. Trustee Grove attended Trust Council in Victoria and noted that details regarding the proposed draft budget are available on the Islands Trust website. The next Trust Council meeting will be held March 13 to 15, 2018 on Salt Spring Island.

13. CHAIR'S REPORT

Chair Luckham reported he met with MLA Adam Olsen and CAO Russ Hotsenpiller regarding a broad number of Islands Trust issues. Chair Luckham highlighted the following from the December Trust Council; review of the draft budget and information sessions regarding the Oceans Protection Plan, the National Marine Conservation Area and vessel anchorages.

14. CRD DIRECTOR'S REPORT

Capital Regional District (CRD) Director McIntyre attended meetings with the following: the Salt Spring Island Transportation Commission regarding the BC Transit audit review; Integrated Resource Management Committee regarding a delegation from the SSI Organic Waste Committee; Transition Salt Spring Society regarding climate action data; several meetings with Chris Davidson, CRD Manager of Engineering regarding local

projects; the Salt Spring Island Watershed Protection Authority regarding the Committee's Terms of Reference; and the CRD inaugural Board meeting on November 13, 2017. Director McIntyre has been appointed Chair of the CRD Electoral Area Services Committee, the Vice Chair of the CRD Regional Transportation Committee; to the Capital Regional Housing Corporation Board and to the CRD Emergency Services Telecommunications Corporation. Director McIntyre reported Kristin Morley has been appointed as the CRD General Manager of Corporate Services and a meeting is scheduled with North Salt Spring Waterworks District in January 2018.

15. DELEGATIONS - None

16. TOWN HALL AND QUESTIONS

Acting Chair Grams opened the Town Hall at 12:13 p.m.

Robin Williams, chair of the Salt Spring Island Transportation Commission, invited staff to plan a bus trip on Salt Spring Island's bus system as part of the March 2018 Trust Council meetings on Salt Spring Island. He also expressed concern regarding the Ganges Boardwalk project and questioned whether the CRD Ganges Harbourwalk Steering Committee is being used effectively. Mr. Williams expressed support for inter-agency collaboration and communication going forward regarding the Ganges Harbourwalk project.

17. APPLICATIONS AND REFERRALS

17.1 SS-RZ-2017.7 - Irving Pitcher & Architects Ltd. - 121 Upper Ganges Road

RPM Cermak presented a Staff Report dated December 14, 2017 regarding a rezoning application to permit additional commercial guest accommodation units at the Harbour House Hotel.

Applicant Robert Irving spoke to the application.

SS-2017-210

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to amend Bylaw No. 508 to limit the siting of buildings and structures on the property to the existing footprint in order to address concerns raised by First Nations in their bylaw referral responses (SS-RZ-2017.7 – 121 Upper Ganges Road).

CARRIED

SS-2017-211

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request the applicant to commission an eligible consulting archaeologist to conduct an Archaeological Impact Assessment to determine the extent and nature of archaeological values on the subject property (SS-RZ-2017.7 – 121 Upper Ganges Road).

CARRIED

Resolution SS-2017-211 was rescinded at the SS LTC Regular Meeting of February 8, 2018 through Resolution SS-2018-23.

17.2 SS-DVP-2017.11 - L. Golby & L. Davies - 170 Saltspring Way

RPM Cermak presented a Staff Report dated December 12, 2017 regarding a Variance to Permit Increase in Accessory Building Area.

Applicant Lewis Golby was present via telephone conferencing.

SS-2017-212

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve issuance of Development Variance Permit SS-DVP-2017.11 (170 Saltspring Way).

CARRIED

17.3 SS-RZ-2013.9 - P. Kitson, on behalf of CRD Regional Housing, 161 Drake Road

RPM Cermak presented a Staff Report dated December 21, 2017 regarding a Cost Recovery Agreement for Legal Services Request for 161 Drake Road.

SS-2017-213

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee endorse staff entering into a Cost Recovery Agreement with the Capital Regional District for Islands Trust legal review for issues as generally identified in the Staff Report dated December 12, 2017 (SS-RZ-2013.9 – 161 Drake Road).

CARRIED

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

Planner Wright presented a Staff Report dated December 12, 2017 regarding an application to rezone a property from Commercial Accommodation 2 (CA2) to Residential 8 (R8).

SS-2017-214

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 third time.

CARRIED

SS-2017-215

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 third time.

CARRIED

SS-2017-216

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

CARRIED

SS-2017-217

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

CARRIED

SS-2017-218

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 forwarded to the Minister of Municipal Affairs and Housing for approval.

CARRIED

SS-2017-219

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request that the applicant register a 5-metre statutory right of way in favour of the Capital Regional District (CRD) along the full northern alignment of Lot 1, Section 2, Cowichan Plan VIP4775 Portion Salt Spring from the Margaret Avenue beach access to the Vesuvius Bay ferry terminal parking lot in a form acceptable to the CRD.

CARRIED

17.5 SS-BL-506 - Salt Spring Island Community Services - Lot 3 Bishops Walk Road

Planner Wright presented a Staff Report dated December 12, 2017 regarding a Housing Agreement for the provision of 24 units of affordable housing.

Representative of the applicant Elizabeth FitzZaland was present.

SS-2017-220

It was MOVED and SECONDED,

that Salt Spring Island Local Trust Committee Bylaw No. 506, cited as "Salt Spring Island Housing Agreement Bylaw No. 506, 2017," be adopted.

CARRIED

18. UPCOMING MEETINGS

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled for 9:30 a.m. on January 18, 2018 at the Hart Bradley Hall (Lions Club), 103 Bonnet Avenue, Salt Spring Island.

19. ADJOURNMENT

By general consent the meeting adjourned at 1:24 p.m.

George Grams, Acting Chair

Certified Correct:

Sarah Shugar, Recorder