



Salt Spring Island Local Trust Committee Minutes of Regular Meeting

Date: Thursday, February 8, 2018
Location: Lions Club, Hart Bradley Memorial Hall
103 Bonnet Avenue, Salt Spring Island, BC

Members Present: Peter Luckham, Chair
George Grams, Local Trustee
Peter Grove, Local Trustee

Staff Present: Stefan Cermak, Regional Planning Manager (RPM)
Jason Youmans, Island Planner
Seth Wright, Planner 2
Rob Milne, Island Planner
Sarah Shugar, Recorder

Media and Others Present: Wayne McIntyre, Capital Regional District Salt Spring Island
Electoral Area Director

Gulf Islands Driftwood Reporter
Approximately 4 members of the public - a.m.
Approximately 56 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 were presented for consideration:

- 9.3 W. Hewitt to the LTC regarding item 9.2 and Rural Watershed Zones
- 9.4 J. Northey to the LTC regarding health and wood smoke
- 9.5 T. Rogers, Ministry of Transportation and Infrastructure to the LTC, regarding Walker's Hook Road
- 9.6 Salt Spring Island Community Services to the LTC regarding zoning and development processes and costs
- 10.1 Lots 30 and 31 – Mt. Erskine Covenant

By general consent the agenda and addendum were adopted.

3. PREVIOUS MEETINGS

3.1 Draft Minutes of the Salt Spring Island Local Trust Committee

3.1.1 Draft Minutes of the January 18, 2018 SSI LTC Regular Meeting

By general consent, the Salt Spring Island Local Trust Committee Minutes of January 18, 2018 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 Watershed Management

RPM Cermak presented a staff report dated February 1, 2018 regarding watershed management.

SS-2018-10

It was MOVED and SECONDED

that the Salt Spring Island Local Trust Committee approve the attached Request for Decision dated February 01, 2018 and authorize staff to forward it for consideration to Trust Council.

CARRIED

9. CORRESPONDENCE

9.1 R. Hawkins to North Salt Spring Waterworks District regarding Channel Ridge Properties

The correspondence was received.

9.2 J. and D. Cade, V. Jackson and J. Russell to the SSILTC regarding Suneagle Drive properties

The correspondence was received.

SS-2018-11

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff respond to the letter from J. and D. Cade, V. Jackson and J. Russell dated January 16, 2018 to advise that the issues they have highlighted have been captured in a tracking document and will be addressed in the course of time.

CARRIED

9.3 W. Hewitt to the SSILTC regarding Item 9.2 and Rural Watershed Zones

The correspondence was received.

9.4 J. Northey to the SSILTC regarding health and wood smoke

The correspondence was received.

9.5 T. Rogers, Ministry of Transportation and Infrastructure to the SSILTC, regarding Walker's Hook Road

The correspondence was received.

9.6 Salt Spring Island Community Services to the SSILTC regarding zoning and development processes and costs

The correspondence was received.

SS-2018-12

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to draft a letter to Salt Spring Island Community Services in response to the letter dated February 5, 2018 to advise that the Salt Spring Island Local Trust Committee will pay the costs of registering the covenant.

CARRIED

SS-2018-13

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve expenditures from the special projects budget for costs related to the registration of the covenant on Bishops Walk.

CARRIED

10. OTHER BUSINESS

10.1 New Business

10.1.1 Mayne Island Local Trust Committee Referral of Proposed Bylaw No. 172

Trustee Grams spoke to the staff report dated January 25, 2018 regarding a bylaw referral from Mayne Island Local Trust Committee.

SS-2018-14

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to respond to the referral from the Mayne Island Local Trust Committee for Bylaw No. 172, indicating that interests are unaffected.

CARRIED

10.1.2 Lots 30 and 31 – Mt. Erskine Covenant

RPM Cermak presented a verbal update regarding the Mt. Erskine Covenant.

Charles Kahn spoke to the proposed covenant for Lot 30 – Mt. Erskine. It was noted that Lot 31 would be dealt with at a later date.

SS-2018-15

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve up to \$5,000 expenditure from the Special Projects budget for legal review of a covenant advancing the addition of lands to Mount Erskine Provincial Park, and request that Council expedite the process.

CARRIED

11. CLOSED MEETING

11.1 Motion to Close the Meeting

SS-2018-16

At 10:24 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) (f) law enforcement if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment, Section 90(1) (g) litigation or potential litigation affecting a municipality, and Section 90(1) (i) "the receipt of advice that is subject to solicitor-client privilege, including communications for that purpose"; and that staff be invited to remain.

CARRIED

11.2 Motion to Open the Meeting

SS-2018-17

At 10:49 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 10:49 a.m. and reconvened at 12:00 p.m.

12. TRUSTEE REPORTS

Trustee Grams reported he attended meetings with the following: North Salt Spring Waterworks District; the Mayne Island Local Trust Committee; the North Pender Local Trust Committee and the Salt Spring Island Watershed Protection Alliance. Trustee Grams reported he met with Honourable Selina Robinson, Minister of Municipal Affairs and Housing regarding local governance issues, affordable housing, renaming of the Trust Fund Board to the Islands Trust Conservancy, and the review of the Island Trust Act.

Trustee Grove reported he attended meetings with the following: the Salt Spring Island Community Alliance; the Trust Programs Committee; North Salt Spring Waterworks District. Trustee Grove attended a Salt Spring Island Fire Protection District town hall meeting; the second annual Salt Spring Island Women's March and a presentation regarding First Nations history in Burgoyne Bay.

13. CHAIR'S REPORT

Chair Luckham reported he attended meetings with the following: North Salt Spring Waterworks District regarding collaboration on water related issues and it was agreed to appoint a liaison for each Committee and agreed to meet on a quarterly basis; met with the Honourable Selina Robinson, Minister of Municipal Affairs and Housing. The public consultation process regarding the 2018-19 budget is underway and information is available on the website. The next Trust Council is scheduled March 13 to 15, 2018 on Salt Spring Island.

14. CRD DIRECTOR'S REPORT

Capital Regional District (CRD) Director McIntyre attended meetings with the following: Honourable Selina Robinson, Minister of Municipal Affairs and Housing; Beddis Water District Commission; Cedar Lane Water District Commission; the proposed Meadowlane project; the Salt Spring Island Transportation Commission; the CRD Emergency Services Coordinator and Fire Chief George regarding Fire Dispatch; Salt Spring Island Community Economic Development Commission; and the North Salt Spring Waterworks District.

15. DELEGATIONS - None

16. TOWN HALL AND QUESTIONS

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

Robin Williams spoke on behalf of the Salt Spring Island Transportation Commission (SSITC) regarding applications SS-DVP-2017.13 & SS-DP-2017.13 (El Loco Taco). He expressed support for a Temporary Use Permit and that the SSILTC is considering development of a parking authority to address the overall parking issues in Ganges. He also expressed support for improvements to Drake Road in consideration of the affordable housing projects on Drake Road.

Six members of the public expressed support for applications SS-DVP-2017.13 & SS-DP-2017.13 (El Loco Taco).

One member of the public provided a written submission of support for SS-DVP-2017.13 & SS-DP-2017.13 (El Loco Taco).

A member of the public read a letter on behalf of a co-worker regarding support for applications SS-DVP-2018.2 & SS-DP-2018.1 (Salt Spring Commons) and expressed support for affordable housing on Salt Spring Island.

17. APPLICATIONS AND REFERRALS

17.1 SS-DVP-2017.13 & SS-DP-2017.13 - L. Gorrill - 106 Lower Ganges Road (El Loco Taco)

Planner Wright presented a staff report dated February 1, 2018 regarding a Development Variance Permit application for a reduction of parking spaces and combined use of loading space & Development Permit for DPA 1: Island Villages. Planner Wright circulated a document entitled "El Loco Taco – 106 Lower Ganges Road Landscaping Costs".

Applicant Larry Gorrill was present and representative of the applicant Tom Bremner spoke to the applications and submitted a letter from the Salt Spring Island Chamber of Commerce dated February 8, 2018. Property owner Cheryl Hall spoke to the applications.

SS-2018-18

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve issuance of Development Variance Permit SS-DVP-2017.13 (106 Lower Ganges Road).

CARRIED

SS-2018-19

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve issuance of Development Permit SS-DP-2017.13 upon receipt of a landscaping security for \$5800.00 (106 Lower Ganges Road).

CARRIED

The meeting recessed at 1:24 p.m. and reconvened at 1:30 p.m.

17.2 SS-DVP-2018.2 & SS-DP-2018.1 – Salt Spring Island Community Services – Lot 3 Bishop’s Walk Road

Planner Wright presented a staff report dated February 1, 2018 regarding a Development Variance Permit application for relaxation of height and number of storeys & a Development Permit for DPA 1: Island Villages. Planner Wright circulated a document entitled “Salt Spring Commons Landscape Budget Estimate”.

Applicant Rob Grant spoke to the application and circulated documents entitled “West Elevation” and “Salt Spring Commons”.

SS-2018-20

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to refer applications SS-DVP-2018.2 & SS-DP-2018.1 to the Salt Spring Fire Protection District for comment.

CARRIED

17.3 SS-LCB-2017.1 - Irving Pitcher & Architects Ltd. - 121 Upper Ganges Road (Harbour House Hotel)

Planner Youmans presented a staff report dated February 1, 2018 regarding an application to amend a liquor license.

SS-2018-21

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to send a response to the Liquor Control and Licensing Branch regarding the Harbour House Hotel liquor license amendment application that states: a. The potential impact of noise on the community in the immediate vicinity of the establishment would be minimal; b. The impact on the community if the application is approved would be beneficial; and c. The Local Trust Committee recommends the application be approved.

CARRIED

SS-2018-22

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee directs staff to include a record of community consultation with the response to the Liquor Control and Licensing Branch regarding the Harbour House Hotel application.

CARRIED

17.4 SS-RZ-2017.7 - Irving Pitcher & Architects Ltd. - 121 Upper Ganges Road (Harbour House Hotel)

Planner Youmans presented a staff report dated February 1, 2018 regarding a rezoning application to permit additional commercial guest accommodation.

SS-2018-23

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee rescind SSILTC resolution SS-2017-211.

CARRIED

SS-2018-24

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee require the applicant to provide an archeological overview assessment and preliminary field reconnaissance using an archeologist provided by Islands Trust staff.

CARRIED

SS-2018-25

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request the applicant to grant a statutory right-of way of a length and width satisfactory to the Capital Regional District for the completion of the pedestrian path along the southern property line of the subject property prior to consideration of final adoption of Bylaw No. 508.

CARRIED

SS-2018-26

It was MOVED and SECONDED,

that Salt Spring Island Local Trust Committee Bylaw No. 508, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 6, 2017," be amended as shown in Appendix 1 of the staff report dated February 1, 2018.

CARRIED

SS-2018-27

It was MOVED and SECONDED,

that Salt Spring Island Local Trust Committee Bylaw No. 508, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 6, 2017," be read a second time.

CARRIED

SS-2018-28

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to work with the applicant to address the issues highlighted in referral responses from Capital Regional District Commissions and Malahat First Nation.

CARRIED

17.5 SS-DVP-2018.1 - T. Martin - 122 Sunnyside Drive

RPM Cermak presented a staff report dated February 2, 2018 regarding a Development Variance Permit application to increase the permitted total floor area of all accessory structures on the subject property.

SS-2018-29

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve issuance of Development Variance Permit SS-DVP-2018.1 (122 Sunnyside Drive).

CARRIED

17.6 SS-SUB-2016.2 - L. Quesnel - 124 David Crescent

RPM Cermak presented a staff report dated February 2, 2018 regarding a subdivision application to register the covenants and allow an exemption from 10% frontage requirements.

Applicant Larry Quesnel was present.

SS-2018-30

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee accept a water treatment covenant under Section 219 of the Land Title Act from the registered owners of 124 David Crescent, attached as Appendix 2 to this Staff Report, and designate [any member] of the Local Trust Committee to sign the covenant.

CARRIED

SS-2018-31

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee accept a no further subdivision covenant under Section 219 of the Land Title Act from the registered owners of 124 David Crescent, attached as Appendix 3 to this Staff Report, and designate [any member] of the Local Trust Committee to sign the covenant.

CARRIED

SS-2018-32

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee exempt proposed Remainder Lot 17 Section 16, 17 and 18, Range E4, Cowichan Land District, Portion North Salt Spring, except plan 248044 VIP 79195 of subdivision SS-SUB-2016.2 John and Leslee Quesnel from the 1/10 perimeter provision of Section 512 of the Local Government Act and subsection 5.3.1 of the Salt Spring Island Land Use Bylaw No. 355, 1999.

CARRIED

17.7 SS-LCB-2018.1 - D. Schweighardt - 126 Upper Ganges Road (Moby's Pub)

RPM Cermak presented a staff report dated January 29, 2018 regarding an application to amend liquor license hours of operation.

Applicant Dale Schweighardt was present.

SS-2018-33

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee directs staff to send a response to the Liquor Control and Licensing Branch regarding the Moby's Marine Pub liquor license amendment application that states: a. The potential impacts of noise on the community in the immediate vicinity of the establishment would be minimal; b. The impacts on the community if the application is approved would be negligible; c. The Local Trust Committee recommends the application be approved.

CARRIED

SS-2018-34

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee directs staff to include a record of the community consultation with the response to the Liquor Control and Licensing Branch regarding the Moby's Marine Pub liquor license application.

CARRIED

17.8 SS-RZ-2017.2 - F. and T. Dos Santos - 221 Drake Road (Dragonfly Commons) Cost Recovery Agreement

RPM Cermak presented a staff report dated February 28, 2018 regarding the Dragonfly Commons affordable housing project

SS-2018-35

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee endorse staff entering into a Cost Recovery Agreement with Fernando and Tammy Dos Santos for Islands Trust legal review for a housing agreement required for affordable housing application SS-RZ-2017.2.

CARRIED

18. UPCOMING MEETINGS

There will be a Community Information Meeting and Public Hearing regarding Rural Watershed Uses on Thursday, February 8, 2018 at Meaden Hall, 120 Blain Road, Salt Spring Island. The Community Information Meeting will begin at 4:00 p.m. and the Public Hearing will commence at 5:00 p.m.

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled for 9:30 a.m. on March 1, 2018 at the Hart Bradley Hall (Lions Club), 103 Bonnet Avenue, Salt Spring Island.

19. ADJOURNMENT

By general consent the meeting adjourned at 2:53 p.m.

Peter Luckham, Chair

Certified Correct:

Sarah Shugar, Recorder