



Salt Spring Island Local Trust Committee Minutes of Regular Meeting

Date: Thursday, March 29, 2018
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)
Seth Wright, A/Planner 2
Jaime Dubyna, Planner 1
Miles Drew, Bylaw Enforcement Manager (BEM)
Karol Kudyba, Bylaw Enforcement Officer (BEO)
Lisa Floritto, Recorder

Media and Others Present: Wayne McIntyre, Capital Regional District (CRD) Salt Spring Island Electoral Area Director
Gulf Islands Driftwood Reporter
Approximately 2 members of the public - a.m.
Approximately 25 members of the public - p.m.

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 in the traditional territory of the Coast Salish First Nations and he expressed his gratitude.

2. APPROVAL OF AGENDA

The following additional item to the agenda was presented for consideration:
10.2 Status of Staffing

By general consent the agenda and addendum were approved.

3. COMMUNITY INFORMATION MEETING

3.1 Proposed Bylaw No. 509 - SS-RZ-2017.8 - 805 Lower Ganges Road

There were no questions regarding Bylaw No. 509.

4. PUBLIC HEARING

4.1 Recess for Public Hearing

The meeting recessed at 9:32 a.m.

4.1.1 Proposed Bylaw No. 509 - SS-RZ-2017.8 - 805 Lower Ganges Road

4.2 Recall to Order

The meeting reconvened at 9:40 a.m.

5. PREVIOUS MEETINGS

5.1 Draft Minutes of the Salt Spring Island Local Trust Committee

5.1.1 Draft Minutes of the March 1, 2018 SSI LTC Regular Meeting

By general consent, the Salt Spring Island Local Trust Committee Minutes of March 1, 2018 were adopted.

The Salt Spring Island Local Trust Committee express their thanks to Sarah Shugar for her continued excellent work.

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.

7.5 Expense Report

The report was received.

7.6 Trust Fund Board Report – None

8. LOCAL TRUST COMMITTEE PROJECTS

8.1 6500-20 - Proposed Bylaws 487 and 496 - Rural Watershed Uses

RPM Cermak presented a staff report dated March 15, 2018 regarding Proposed Bylaws 487 and 496 - Rural Watershed Uses

SS-2018-61

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 by deleting the words "the natural environment and/or" in clause 1.3.

CARRIED

SS-2018-62

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 third time as amended.

CARRIED

SS-2018-63

It was MOVED and SECONDED,

That Bylaw No. 487, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 5, 2015," be amended by adding a new Clause 2.4 that will add the words, "excluding incidental production from pets or livestock ranging on pasture" following the words "Pet or domestic animal wastes" in the list of products in Subsection 4.5.3.

CARRIED

SS-2018-64

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 third time as amended.

CARRIED

SS-2018-65

It was MOVED and SECONDED,

That reference to the *Water Sustainability Act* and *Ground Water Protection Regulation* be added to the second information note proposed in Bylaw No.487.

CARRIED

SS-2018-66

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" and Bylaw No. 487, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 5, 2015" be forwarded to the Secretary of the Islands Trust for approval by Executive Committee.

CARRIED

SS-2018-67

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

CARRIED

SS-2018-68

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request staff to write a letter with an expression of thanks to the various agricultural interests and environmental groups that contributed to the bylaw advising them that the bylaw has been forwarded to the Ministry of Municipal Affairs and Housing.

CARRIED

9. CORRESPONDENCE

9.1 SSI Chamber of Commerce to SSI LTC - Dated February 26, 2018 - Concerning Rural Designation for Salt Spring Island

The correspondence was received.

9.2 J. Roe to SSI LTC - Dated March 13, 2018 - Concerning Dead Boat Removal on Salt Spring Island

The correspondence was received.

SS-2018-69

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee write to Mr. John Roe thanking him for his email of March 13, 2018 and his ongoing work regarding dead boat removal on Salt Spring Island.

CARRIED

9.3 Piers Island Improvement District to SSI LTC - Dated March 6, 2018 - Concerning special levy

The correspondence was received.

SS-2018-70

It was MOVED and SECONDED

That the Salt Spring Island Local Trust Committee request staff to author an explanatory note to Anthony Kaul, Chair of Piers Island Improvement District with regards to the non-discretionary ability of the Salt Spring Island Local Trust Committee to exclude certain parts of the Local Trust Area for special tax requisitions.

CARRIED

9.4 R. Heitzmann to SSI LTC - Dated March 18, 2018 - Concerning Affordable Housing Delegation Presentation

The correspondence was received.

9.5 SSI Community Economic Development Commission to the SSI LTC - Dated March 6, 2018 - Concerning Ganges Village Planning

The correspondence was received.

SS-2018-71

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee write to the CRD, and cc: the Chamber of Commerce, in response to their letter of March 20, 2018 advising that Ganges Village planning is on the Top Priority List albeit that at this time, efforts are focused on the Ganges Harbourwalk. Nevertheless, the SSI LTC recognise the need to broaden the scope to include other pressing issues regarding the Ganges Village and look forward to working with the CRD to move those ahead.

CARRIED

10. OTHER BUSINESS

10.1 New Business

10.1.1 EC Briefing to SSI LTC - Dated March 2, 2018 - Concerning Land-Use planning implications of Fisheries and Oceans Canada Integrated Geoduck Management Framework 2017

The briefing was received.

10.2 Status of Staffing

RPM Cermak discussed the status of staffing in the Islands Trust Salt Spring office.

SS-2018-72

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request Chair Luckham to write to CAO Hotsenpiller requesting additional staffing be allocated to the Salt Spring office in order to deal with the backlog of work.

CARRIED

11. CLOSED MEETING

11.1 Motion to Close the Meeting

SS-2018-73

At 10:20 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, 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*; and Section 90(1)(i) *the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose*; and that staff be invited to remain.

CARRIED

11.2 Motion to Open the Meeting

SS-2018-74

At 11:20 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

11.3 Rise and Report - None

The meeting recessed at 11:25 a.m. and reconvened at 12:05 p.m.

12. TRUSTEE REPORTS

Trustee Grams reported that he attended meetings with the following: Trust Council; Freshwater Forum at Cowichan Bay; chaired the Salt Spring Island Watershed Protection Alliance meeting; chaired LTC meetings on Saturna, Mayne and North Pender; and chaired an Executive Committee meeting on Salt Spring.

Trustee Grove reported that he attended meetings with the following: Community Alliance; Trust Council; Freshwater Forum at Cowichan Bay; and Tsawout First Nation and Salt Spring Parks and Recreation Commission installation of the final WSÁNEC 13-moon sign.

13. CHAIR'S REPORT

Chair Luckham reported that he attended meetings with the following: Trust Council; and, as a representative of Trust Council, attended Ocean Protection Plan's Spring Session in Vancouver.

14. CRD DIRECTOR'S REPORT

Capital Regional District (CRD) Director McIntyre reported that he attended meetings with the following: CRD Regional Transportation Committee; CRD Board of Directors; Harbour Authority of Salt Spring Island and CRD staff; hosted SFU Urban Studies Program students; CRD Salt Spring Island Community Economic Development Commission session; CRD Electoral Area Services Committee; Regional Housing Trust Fund and Capital Region Housing Corporation; the Salt Spring Community Energy Group; Open House for Salt Spring Island Family Bike Park; Salt Spring Island Library Board and AGM; PARC; CRD Regional Transportation Committee; and CRD Governance Committee.

15. DELEGATIONS - None

16. TOWN HALL AND QUESTIONS

Chair Luckham opened the Town Hall at 12:18 p.m.

A member of the public expressed concern about the current lounge application for SS-LCB-2018.2 (151 Sharp Rd) and suggested the LTC await a new application.

A member of the public spoke about affordable housing and asked the Trustees to ensure bylaw enforcement is not harassing owners and residents. STVRs are not being enforced upon.

A member of the public spoke to application SS-ALR-2017.2 (255 Musgrave Road) and said that opportunities for new ways of farming that are ahead of regulatory bodies' curve are necessary and encouraged the Trustees to support the application.

A member of the public supported application SS-LCB-2018.2 (151 Sharp Road), and local business and tourism.

A member of the public opposed application SS-LCB-2018.2 (151 Sharp Road) and felt the applicant could conduct business with their current license and that a lounge was not appropriate.

A member of the public owns a farm and needs farm help to run it. The speaker supports application SS-ALR-2017.2 (255 Musgrave Road) and the need for farm worker housing. The speaker asked the Islands Trust to change policies to allow farm worker housing and ownership.

A member of the public spoke against application SS-LCB-2018.2 (151 Sharp Rd.) discussed potential noise impacts.

A member of the public supported SS-ALR-2017.2 (255 Musgrave Road), affordable housing communities, bylaw enforcement and Short-Term Vacation Rentals and supported forwarding the application to the Agricultural Advisory Planning Commission.

The applicant for SS-LCB-2018.2 (151 Sharp Road) read a letter of support from a member of the public.

A member of the public expressed concerns regarding traffic for application SS-LCB-2018.2 (151 Sharp Road).

A member of the public spoke about water conservation and plumbing.

17. APPLICATIONS AND REFERRALS

17.1 SS-ALR-2017.2 - C. Grooms - 255 Musgrave Road

Planner Dubyna presented a staff report dated March 21, 2018 regarding SS-ALR-2017.2 - C. Grooms - 255 Musgrave Road.

Applicant Charles Grooms spoke to the application.

SS-2018-75

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request staff to refer SS-ALR-2017.2 to the Salt Spring Island Agricultural Advisory Planning Commission for review and comment.

CARRIED

17.2 SS-LCB-2018.2 - M. Lachelt - Salt Spring Wild Cider House and Distillery Ltd. – 151 Sharp Road

Planner Wright presented a report dated March 22, 2018 regarding SS-LCB-2018.2 - Salt Spring Wild Cider House and Distillery Ltd - 151 Sharp Road.

Applicant and owner Mike Lachelt and owner Gerda Lattey and spoke to the application.

SS-2018-76

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee has considered the location of the Salt Spring Wild Cider House and Distillery Ltd. establishment and the proposed hours of liquor service and provides the following comments to the Liquor Control and Licensing Branch in considering this application:

a) The potential impacts of noise on the community in the immediate vicinity of the establishment may be significant due to the topography of the neighbourhood and should be mitigated and limited to the following hours:

Sunday – Thursday 9 a.m. to 6 p.m. (inside to 7 p.m.)

Friday – Saturday 9 a.m. to 9 p.m. (inside to 10 p.m.)

b) The impacts on the community if the application is approved could be significant because Sharp Road is a quiet agricultural valley with high noise conductivity, narrow road access, and several neighbours in close proximity.

c) The Salt Spring Island Local Trust Committee recommend the application be approved subject to the following additional conditions:

1. Parking is only permitted along one side of Sharp Road and increased on-site parking is strongly encouraged;
2. No gambling or pub games;
3. Additional signage to direct traffic and parking;
4. Strict enforcement of license violations;
5. Hours restricted as previously noted;
6. No amplified music.

CARRIED

17.3 SS-RZ-2016.4 - Gulf Island Brewing Ltd. - 270 Furness Road

Planner Wright presented a staff report dated March 22, 2018 for SS-RZ-2016.4 - Gulf Island Brewing Ltd. - 270 Furness Road.

Applicant Ian Laing spoke to the application.

SS-2018-77

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee approve in principal, the covenant attached to this Staff Report.

CARRIED

SS-2018-78

It was MOVED and SECONDED,

That Salt Spring Island Local Trust Committee Bylaw No. 500, cited as "Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Amendment No. 2, 2017", be read a second time.

CARRIED

SS-2018-79

It was MOVED and SECONDED,

That Salt Spring Island Local Trust Committee Bylaw No. 501, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 2, 2017", be read a second time.

CARRIED

SS-2018-80

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request that the applicant submit to the Islands Trust a report, completed by a professional engineer with relevant expertise, which indicates that the septic system is in good working order and functioning optimally.

CARRIED

SS-2018-81

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee, subject to satisfaction of resolution 4, request staff to schedule a Public Hearing for Bylaw No. 500, cited as "Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Amendment No. 2, 2017", and Bylaw No. 501, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 2, 2017".

CARRIED

17.4 Proposed Bylaw No. 509 - SS-RZ-2017.8 - 805 Lower Ganges Road

RPM Cermak presented a staff report dated March 1, 2018 regarding SS-RZ-2017.8 - Salt Spring Tennis Association - 805 Lower Ganges Road

SS-2018-82

It was MOVED and SECONDED,

That Salt Spring Island Land Use Bylaw No. 509, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 7, 2017", be amended by adding a new Clause 5 that states, "The maximum permitted *height* of *indoor* tennis court *buildings* is 8.5 metres."

CARRIED

SS-2018-83

It was MOVED and SECONDED,

That Salt Spring Island Land Use Bylaw No. 509, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 7, 2017", be read a third time as amended.

CARRIED

SS-2018-84

It was MOVED and SECONDED,

That Salt Spring Island Land Use Bylaw No. 509, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 7, 2017", be forwarded to the Secretary of the Islands Trust for approval by Executive Committee.

CARRIED

18. UPCOMING MEETING

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled for 9:30 a.m. on April 19, 2018 at the Hart Bradley Hall (Lions Club), 103 Bonnet Avenue, Salt Spring Island.

19. ADJOURNMENT

By general consent the meeting adjourned at 2:41 p.m.

Peter Luckham, Chair

Certified Correct:

Lisa Floritto, Recorder