



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

**Date:** Thursday, April 19, 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  
Serena Klaver, Planner 1  
Susan Palmer, Contract Planner  
Miles Drew, Bylaw Enforcement Manager  
Karol Kudyba, Bylaw Enforcement Officer  
Sarah Shugar, Recorder

**Media and Others Present:** Wayne McIntyre, Capital Regional District (CRD) Salt Spring Island Electoral Area Director  
Gulf Islands Driftwood Reporters  
Approximately 4 members of the public - a.m.  
Approximately 120 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

By general consent the agenda was adopted.

### 3. PREVIOUS MEETINGS

#### 3.1 Draft Minutes of the Salt Spring Island Local Trust Committee

##### 3.1.1 Draft Minutes of the March 29, 2018 SSI LTC Regular Meeting

The minutes were adopted.

#### 3.2 Resolutions Without Meeting Report - None

**3.3 Draft Minutes of the Advisory Planning Commissions – None**

**3.4 Local Trust Committee Public Hearing Record dated March 29, 2018**

The Public Hearing Record was received.

**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.

**SS-2018-85**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee request staff to draft a letter to the Minister of Forests, Lands, Natural Resource Operations and Rural Development, instructing his staff to provide sufficient time to allow the Salt Spring Island agencies to process appropriate mechanisms in support of the Ganges Harbourwalk.

**CARRIED**

**7.3 Projects List**

The report was received.

**SS-2018-86**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee add Regulation of Marijuana Production to the Projects List.

**CARRIED**

**7.4 Applications with Status Report**

The report was received.

**7.5 Expense Report**

The report was received.

**7.6 Trust Fund Board Report**

Chair Luckham presented the Trust Fund Board report for April.

**8. LOCAL TRUST COMMITTEE PROJECTS - None**

**9. CORRESPONDENCE**

**9.1 Islands Trust Fund to LTC, Dated April 3, 2018 - Concerning Conservation Proposal for Dragonfly Commons (221 Drake Road, SSI)**

The correspondence was received.

**9.2 Farmers' Institute to LTC, Dated March 31, 2018 – Concerning Production of Marijuana on Salt Spring Island**

The correspondence was received.

**SS-2018-87**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee request Chair Luckham to draft a letter with staff to respond to the Farmers' Institute's letter dated March 31, 2018.

**CARRIED**

**10. OTHER BUSINESS**

**10.1 New Business**

**10.1 Approval Process for Water Supply Systems on Salt Spring Island**

A memorandum dated April 19, 2018 regarding the Approval Process for Water Supply Systems on Salt Spring Island was received for information.

**10.2 Covenant Amendments and Replacement**

RPM Cermak presented a staff report dated April 11, 2018 regarding Covenant Amendments and Replacement.

**SS-2018-88**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee accept a replacement of Registered Covenant CA1567046 (including CA1567047 Rent Charge; CA1567048 Statutory Right of Way; CA1567049 - CA1567051 Priority Agreements) under section 219 of the Land Title Act from the owners of Lot 1 and Lot 2, (Section 20, Range 2, West North Salt Spring Island Cowichan District, Plan EPP2134), with new and separate covenants of equal value for each of Lot 1 and Lot 2 (Section 20, Range 2, West North Salt Spring Island Cowichan District, Plan EPP2134) without any changes except as follows: a. The Schedule registration of the individual Lot 1 (Lot 2 on its covenant) as the Parcel Identifier in each case; and b. The paragraph, interpretation 1.1 (b) the "Covenant Area" means that portion of the Lands of Lot 1 (Lot 2 on its covenant) contained within the heavy black outline on reference plan EPP2134 (a reduced copy which is attached as a part of Schedule "A").

**CARRIED**

**SS-2018-89**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee designate any member of the Salt Spring Island Local Trust Committee to sign the replacement covenants (Lot 1 and Lot 2, Section 20, Range 2, West North Salt Spring Island Cowichan District, Plan EPP2134).

**CARRIED**

**SS-2018-90**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee designate any member of the Salt Spring Island Local Trust Committee to sign a Release Form for Registered Covenants CA1567046 pending receipt of a legal Letter of Intent to register the new replacement covenants for each of Lot 1 and Lot 2 (Section 20, Range 2, West North Salt Spring Island Cowichan District, Plan EPP2134) as described in the staff report dated April 19, 2018.

**CARRIED**

**11. CLOSED MEETING - None**

The meeting recessed at 10:32 a.m. and reconvened at 12:02 p.m.

**12. TRUSTEE REPORTS**

Trustee Grove read a statement regarding affordable housing.

Trustee Grams spoke to the affordable housing crisis and expressed support for community and inter-agency collaboration.

### **13. CHAIR'S REPORT**

Chair Luckham spoke to the housing crisis across the Trust Area and reported Trust Council has recently completed a Housing Needs Assessments for the Northern Gulf Islands.

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

Capital Regional District (CRD) Director McIntyre reported he met with the following: the Chair of North Salt Spring Waterworks District regarding affordable housing and the Electoral Area Services Committee. He reported the BC Housing Management Commission and the CRD have been awarded one of Canada's top "green" employers and the Rainbow Road Aquatic Centre will be reopening on April 21, 2018. He reported the Regional Housing Trust Fund has announced a contribution for the Croftonbrook housing project; the CRD Board awarded a feasibility study for Healthcare Infrastructure and the CRD is planning to host a water alternative workshop for Salt Spring Island. Director McIntyre acknowledged the members of the public for sharing their views on affordable housing.

### **15. DELEGATION**

#### **14.1 R. Hawkins - Concerning Croftonbrook (SS-RZ-2017.4 - 132 Corbett Road)**

Mr. Hawkins expressed concerns regarding the proposed Croftonbrook project and presented a written submission entitled "Croftonbrook Affordable Housing Project".

### **16. TOWN HALL AND QUESTIONS**

Chair Luckham opened the Town Hall at 12:16 p.m.

Twenty-seven members of the public expressed concern regarding the lack of affordable housing on Salt Spring Island.

Cherie Geauvreau expressed concern regarding the lack of affordable housing on behalf of the Copper Kettle Community Partnership Society and the Wagon Wheel Housing Society.

A member of the public requested an update regarding SS-RZ-2017.2 (Dragonfly Commons) parkland dedication.

The meeting recessed at 12:55 p.m. and reconvened at 1:00 p.m.

A member of the public expressed concern regarding application SS-RZ-2017.4 (Croftonbrook).

A member of the public provided a written submission regarding the affordable housing crisis, Islands Trust bylaw enforcement and CRD building inspections.

A member of the public provided a written submission regarding the affordable housing crisis, bylaw enforcement and Short-Term Vacation Rentals.

A member of the public provided two written submissions regarding the affordable housing crisis and the appeal for strong leadership and emergency action to ease the situation for the community.

The meeting recessed at 1:35 p.m. and reconvened at 1:45 p.m.

## **17. APPLICATIONS AND REFERRALS**

### **17.1 SS-DVP-2018.4 - D. & J. Gandossi - 234 Scott Point Drive, SSI**

Planner Wright presented a staff report dated April 11, 2018 regarding a variance to permit encroachment into setback from the natural boundary of the sea.

#### **SS-2018-91**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee approve issuance of Development Variance Permit SS-DVP-2018.4 (234 Scott Point Drive).

**CARRIED**

### **17.2 SS-DVP-2018.3 - R. Atkinson and V. Challandes - 195 Head Street, SSI**

Planner Klaver presented a staff report dated April 12, 2018 regarding an application to vary interior and rear lot line setbacks.

Applicant Randy Atkinson spoke to the application and an adjacent property owner spoke to the application.

#### **SS-2018-92**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee defer consideration of SS-DVP-2018.3 pending planting of a privacy screen between the applicant's property and the adjoining property to the north that is confirmed by written satisfaction of the neighbour.

**CARRIED**

### **17.3 SS-RZ-2017.4 - J. Gauthier, J.G. Consulting Services Ltd. - 132 Corbett Road**

Planner Palmer presented a staff report dated April 12, 2018 regarding the Croftonbrook application.

Applicant Janice Gauthier and Kisae Peterson, Director of Housing for Island Women Against Violence (IWAV) spoke to the application. Malcolm McNaughton, Regional Director of BC Housing spoke to the application and to the need for affordable housing on Salt Spring Island.

**SS-2018-93**

**It was MOVED and SECONDED**

that the Salt Spring Island Local Trust Committee request staff to refer Bylaw No. 507 and the staff report dated April 19, 2018 to the Advisory Planning Commission for comment.

**CARRIED**

The meeting recessed at 2:40 p.m. and reconvened at 2:43 p.m.

**17.4 SS-RZ-2017.8 - SS-BL-509 - Salt Spring Tennis Association - 805 Lower Ganges Road, SSI**

RPM Cermak presented a staff report dated April 11, 2018 regarding an application to Amend PR 3 (a) zoning to allow an additional indoor tennis facility.

**SS-2018-94**

**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 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 May 10, 2018 at the Hart Bradley Hall (Lions Club), 103 Bonnet Avenue, Salt Spring Island.

**19. ADJOURNMENT**

**By general consent** the meeting adjourned at 3:15 p.m.

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Peter Luckham, Chair

Certified Correct:

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Sarah Shugar, Recorder