



Salt Spring Island Local Trust Committee Minutes of Regular Meeting

Date: Thursday, May 10, 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
David Marlor, Director Local Planning Services
Miles Drew, Bylaw Enforcement Manager
Karol Kudyba, Bylaw Enforcement Officer
Sarah Shugar, Recorder

Media and Others Present: Gulf Islands Driftwood Reporter
Approximately 7 members of the public - a.m.
Approximately 38 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 additional items were presented for consideration:

- 7.2.1 Work Program Summary Quarterly Report
- 7.4.1 Applications Summary Quarterly Report
- 8.1 Ganges Village Area Planning – Harbourwalk
- 10.1.2 Salt Spring Island Local Trust Committee Policy Statement on Affordable Housing
- 10.1.3 Salt Spring Tennis Association Application Fees
- 17.2 SS-DP-2018.4 - Irving Pitcher Architects Ltd. - 121 Upper Ganges Road (Harbour House Hotel)
- 17.3 SS-RZ-2017.7 - Irving Pitcher Architects Ltd. - 121 Upper Ganges Road (Harbour House Hotel)
- 17.4 SS-DP-2018.2 - J. Litke, Polaris Land Surveying Inc. - 118 Jackson Avenue

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 April 19, 2018 SSI LTC Regular Meeting

The following amendment was presented for consideration:

13. Chair's Report - Replace "Trust Council has recently completed a Housing Needs Assessments for the Southern Gulf Islands." with "Trust Council has recently completed a Housing Needs Assessment for the Northern Gulf Islands".

By general consent, the minutes of the April 19, 2018 Salt Spring Island Local Trust Committee meeting were adopted as amended.

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.

The meeting recessed at 9:49 a.m. and reconvened at 9:54 a.m.

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.

7.2.1 Work Program Summary Quarterly Report

RPM Cermak presented a memorandum dated May 4, 2018 regarding the 2018-19 Work Program.

SS-2018-95

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to prioritize Industrial Land Uses legislation, with a view to complete the legislation within the current term.

CARRIED

7.3 Projects List

The report was received.

7.4 Applications with Status Report

The report was received.

7.4.1 Applications Summary Quarterly Report

RPM Cermak presented a memorandum dated April 30, 2018.

7.5 Expense Report

The report was received.

7.6 Trust Fund Board Report - none

8. LOCAL TRUST COMMITTEE PROJECTS

8.1 Ganges Village Area Planning – Harbourwalk

Planner Youmans presented a staff report dated May 8, 2018 regarding the Ganges Harbourwalk - options for next steps.

SS-2018-96

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to submit a statutory right-of-way application to the Ministry of Forests, Lands, Natural Resource Operations and Rural Development that would allow for the eventual construction and operation of the Ganges Harbourwalk along the foreshore adjacent to the following lots: Lot 1, Section 2, Range 4 East, North Salt Spring Island, Cowichan District, Plan VIP59755 Lot 2, Section 2, Range 4 East, North Salt Spring Island, Cowichan District, Plan VIP59755 Lot 3, Section 2, Range 4 East, North Salt Spring Island, Cowichan District, Plan VIP59755.

CARRIED

SS-2018-97

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff, in its statutory right-of-way application, to request that the Ministry of Forests, Lands, Natural Resource Operations and Rural Development consider retaining liability related to the existing boardwalk infrastructure within the requested right-of-way area.

CARRIED

9. CORRESPONDENCE

9.1 K. Eyrich to LTC, Dated April 19, 2018 - Concerning the restriction of Marijuana Grow-Ops - For Consideration

The correspondence was received.

9.2 K. Eyrich to LTC, Dated April 25, 2018 - Concerning the restriction of Marijuana Grow-Ops - For Consideration

The correspondence was received.

9.3 Correspondence regarding 161-163 Fulford-Ganges Road, SSI - For Information

The correspondence was received.

10. OTHER BUSINESS

10.1 New Business

10.1.1 Protocol for Keeping Absent Trustees Informed - For Discussion

There was discussion regarding sharing relevant information with absent Trustees in an expedient and timely manner and it was noted that staff should direct presentation requests to be delegations at a regular Local Trust Committee meeting.

10.1.2 Salt Spring Island Local Trust Committee Policy Statement

The draft Salt Spring Island Local Trust Committee Policy Statement on Affordable Housing dated May 7, 2018 was presented.

SS-2018-98

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee amend the Salt Spring Island Local Trust Committee Policy Statement on Affordable Housing dated May 7, 2018 as follows: replace “We are aware that the environment on Salt Spring is now in a fragile state and we could be nearing the limits of the natural resources required to sustain us.” with “We are aware that aspects of the environment of Salt Spring is now in a fragile state and we must not exceed the limits of the natural resources that that are required to sustain us.”

CARRIED

SS-2018-99

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee endorse the Salt Spring Island Local Trust Committee Policy Statement on Affordable Housing, as amended.

CARRIED

SS-2018-100

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request Andrew Templeton, Communications Specialist to circulate the Salt Spring Island Local Trust Committee Policy Statement on Affordable Housing as amended to the Salt Spring Island community according to policy.

CARRIED

10.1.3 Salt Spring Island Tennis Association Application Fees

There was discussion regarding the protocol for waiving application fees.

11. CLOSED MEETING

11.1 Motion to Close the Meeting

SS-2018-101

At 11:00 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 Section 4, Division 3, Section 90(1)(a) (1)(a) personal information about identifiable individuals who are being considered for positions appointed by the Local Trust Committee; I (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; I (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 I (1)(m) a matter that, under another enactment, is such that the public may be excluded from the meeting I (1)(i) the receipt of advice that is subject to solicitor-client privilege, including communications; and that staff be invited to remain.

CARRIED

11.2 Motion to Open the Meeting

SS-2018-102

At 11:48 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 11:48 a.m. and reconvened at 12:00 p.m.

11.3 Motion to Close the Meeting

SS-2018-103

At 2:20 p.m. it was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee close this meeting to the public subject to Community Charter Section 4, Division 3, Section 90(1)(a) (1)(a) personal information about identifiable individuals who are being considered for positions appointed by the Local Trust Committee; I (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; I (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 I (1)(m) a matter that, under another enactment, is such that the public may be excluded from the meeting I (1)(i) the receipt of advice that is subject to solicitor-client privilege, including communications; and that staff be invited to remain.

CARRIED

11.4 Motion to Open the Meeting

SS-2018-104

At 2:55 p.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

11.5 Rise and Report

The Salt Spring Island Local Trust Committee reappointed Gayle Baker, Nancy Krieg, and Stanley Shapiro for a further two-year term on the Advisory Planning Commission, effective June 1, 2018.

The Salt Spring Island Local Trust Committee appointed Geordie Gordon for a two-year term on the Advisory Planning Commission, effective June 1, 2018.

The Salt Spring Island Local Trust Committee reappointed Zack Hemstreet and George Laundry for a further two-year term on the Agricultural Advisory Planning Commission, effective June 1, 2018.

The Salt Spring Island Local Trust Committee accepted the resignation of Dan Jason and Michael Ableman from the Agricultural Advisory Planning Commission effective immediately.

The Salt Spring Island Local Trust Committee requested staff to send a letter to the North Pender Island Local Trust Committee, the South Pender Island Local Trust Committee, the Saturna Island Local Trust Committee, the Mayne Island Local Trust Committee and the Galiano Island Local Trust Committee to consider establishing a joint Board of Variance with one appointment from three local trust areas.

The Salt Spring Island Local Trust Committee request the applicant authorize Islands Trust staff to forward the archaeological overview assessment provided by the applicant to the First Nations that have expressed an interest in the file to date (SS-RZ-2017.7 – 121 Upper Ganges Road, Harbour House Hotel).

12. TRUSTEE REPORTS

Trustee Grams reported he attended meetings with the following: the Chair of North Salt Spring Waterworks District regarding inter-agency cooperation; the Salt Spring Island Watershed Protection Alliance; with staff and CRD Director McIntyre regarding Croftonbrook; and Executive Committee regarding additional resources for the Salt Spring Islands Trust office. Trustee Grams attended a presentation of the Kerr Wood Leidal Consulting Engineers update to the St. Mary Lake Water Availability and Climate Change Assessment hosted by North Salt Spring Waterworks District.

Trustee Grove reported he attended meetings with the following: the Community Alliance regarding governance; the proposed Croftonbrook project; the proposed Meadowlane project; various members of the public regarding BEACHSiDE (formerly Island Escapades); the Salt Spring Island Accommodations Group regarding Short-term vacation rentals. Trustee Grove spoke to the lack of affordable housing and reported he attended a presentation of the Kerr Wood Leidal Consulting Engineers update to the St. Mary Lake Water Availability and Climate Change Assessment hosted by North Salt Spring Waterworks District.

13. CHAIR'S REPORT

Chair Luckham reported he attended a presentation of the Housing Needs Assessment for the Islands Trust Northern Region and the report will be available in the near future. Executive Committee received Transport Canada's second monthly report regarding anchorages protocol. Chair Luckham spoke to issues regarding BEACHSiDE (formerly Island Escapades). The next Trust Council is scheduled for June 19 to 21, 2018 on Saturna Island.

14. CRD DIRECTOR'S REPORT - None

15. DELEGATION

15.1 K. Petersen, Island Women Against Violence (IWAV) Director of Housing - Concerning the expansion of Croftonbrook (SS-RZ-2017.4 – 132 Corbett Road)

Kisae Petersen, Director of Housing for Island Women Against Violence spoke to the expansion of the Croftonbrook project, discriminatory comments and presented two submissions entitled “Islands Trust LTC Meeting – May 10, 2018”; “Proposed Phase 3 Context Plan”; and “Nimby to Neighbour”.

16. TOWN HALL AND QUESTIONS

Chair Luckham opened the Town Hall at 12:24 p.m.

A member of the public expressed support for application SS-RZ-2017.4 (132 Corbett Road - Croftonbrook) and expressed support regarding proactive enforcement of unlawful dwellings that have safety or health concerns.

A member of the public expressed concern regarding application SS-RZ-2017.4 (132 Corbett Road - Croftonbrook).

A member of the public spoke to the affordable housing crisis on Salt Spring Island, expressed support for proactive enforcement of Short-term vacation rentals (STVR's) and for application SS-RZ-2017.4 (132 Corbett Road - Croftonbrook) and submitted a written submission.

A member of the public expressed support for affordable housing and submitted several written submissions entitled “Putting Densities into Perspective”; “Salt Spring Island Responsible Water Alternatives Seminar”; “Page 10 of the Official Community Plan Bylaw No. 434 – Volume 1”; and “Options for Affordable Housing: New Solutions to the Housing Crisis in the Islands Trust Area”.

Three members of the public expressed concern regarding the lack of affordable housing on Salt Spring Island.

A member of the public expressed support for proactive enforcement of Short-term vacation rentals (STVR's) and concern regarding the lack of affordable worker housing.

A member of the public requested the Local Trust Committee to stop enforcement against unlawful dwellings and reported the Local Trust Committee meeting audio recording - part two is unavailable on the website.

A member of the public asked for clarification regarding whether there is a zoning designation for multiple dwellings on a property and whether multi-dwelling zoning could be a tool to provide more affordable housing.

A member of the public expressed concern regarding the lack of affordable housing on Salt Spring Island and expressed support for balance and communication regarding regulation of Short-term vacation rentals.

A member of the public asked for clarification regarding whether water issues are the main concern regarding the proposed Croftonbrook project (132 Corbett Road) and expressed concern regarding logging on Salt Spring Island.

A member of the public expressed concern regarding the number of logging trucks that have been leaving Salt Spring Island recently.

A member of the public asked for clarification regarding whether water concerns are related to St. Mary Lake and/or Maxwell Lake levels being too low.

A member of the public provided a written submission concerning affordable housing.

The meeting recessed at 1:04 p.m. and reconvened at 1:07 p.m.

17. APPLICATIONS AND REFERRALS

17.1 SS-RZ-2018.1 - D. Brown & E. Evanik - 155 Rainbow Road

Planner Youmans presented a staff report dated May 2, 2018 regarding a rezoning from Residential 6 (R6) to Commercial 1 (C1).

Applicant David Brown spoke to the application.

SS-2018-105

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to draft amendments to the Salt Spring Island Official Community Plan that will: a) Replace the "Agricultural" land use designation with the "Ganges Village Core" designation for that part of Block D, Section 1, Range 3 East, North Salt Spring Island, Cowichan District, Plan 1371, Lying between Lots 6 and 7, Plan 5827, and to the north of a straight boundary extending from the south east corner of Lot 7 of said plan to the south west corner of Lot 6 of said plan; and b) Include that part of Block D, Section 1, Range 3 East, North Salt Spring Island, Cowichan District, Plan 1371, Lying between Lots 6 and 7, Plan 5827, and to the north of a straight boundary extending from the south east corner of Lot 7 of said plan to the south west corner of Lot 6 of said plan in Development Permit Area 1.

CARRIED

SS-2018-106

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to draft a Commercial 2 zone variant that limits lot coverage to 33 percent, authorizes dwelling units as a permitted use, and makes lawful existing siting non-conformities on: a) Lot 7, Section 1, Range 3 East, North Salt Spring Island, Cowichan District, Plan 5827; and b) that part of Block D, Section 1, Range 3 East, North Salt Spring Island, Cowichan District, Plan 1371, lying between Lots 6 and 7, Plan 5827, and to the north of a straight boundary extending from the south east corner of Lot 7 of said plan to the south west corner of Lot 6 of said plan.

CARRIED

17.2 SS-DP-2018.4 - Irving Pitcher Architects Ltd. - 121 Upper Ganges Road (Harbour House Hotel)

Planner Youmans presented a staff report dated May 7, 2018 regarding a Development Permit amendment with regards to form and character and landscaping.

Applicant Robert Irving spoke to the application.

SS-2018-107

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve issuance of Development Permit SS-DP-2018.4 (121 Upper Ganges Road).

CARRIED

SS-2018-108

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee authorize the removal of all Development Permits, except for SS-DP-2018.4, registered to the title of Lot 1, Section 3, Range 3 East, North Salt Spring Island, Cowichan District, Plan 11914, Except Parts in Plans VIP56622 and VIP59981.

CARRIED

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

Planner Youmans presented a staff report dated May 8, 2018 regarding a rezoning application to permit additional commercial guest accommodation units.

Applicant Robert Irving spoke to the application.

SS-2018-109

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request the applicant to work with the Malahat First Nation to address item 4 of the Malahat First Nation's referral response letter dated January 31, 2018 and that a credible plan demonstrating the applicant's commitment be provided to the Salt Spring Island Local Trust Committee prior to consideration of bylaw adoption.

CARRIED

SS-2018-110

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to schedule a Community Information Meeting and Public Hearing for Salt Spring Island Local Trust Committee Bylaw No. 508, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 6, 2017.

CARRIED

SS-2018-111

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee make consideration of bylaw adoption conditional upon confirmation from the Ganges Harbour Sewer Commission or CRD environmental services staff that there is sufficient sewer system capacity to accommodate the proposed increase in number of commercial accommodation and accessory dwelling units.

CARRIED

17.4 SS-DP-2018.2 - J. Litke, Polaris Land Surveying Inc. - 118 Jackson Avenue

Planner Klaver presented a staff report dated May 8, 2018 regarding a subdivision within Development Permit Area 1 and request for frontage exemption.

Applicant Jordan Litke spoke to the application.

SS-2018-112

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request the applicant to submit a detailed vegetation plan, signed and sealed by a landscape professional, that is substantially consistent with the Ministry of Agriculture's Guide to Edge Planning and, includes cost estimates, for a 7.5 metre vegetative buffer at the rear lot line adjacent to the Agriculture Land Reserve (SS-DP-2018.2).

CARRIED

SS-2018-113

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request the applicant to submit a revised storm water drainage plan that accommodates the installation and maintenance of a 7.5 metre vegetative buffer that is substantially consistent with the Ministry of Agriculture's Guide to Edge Planning (SS-DP- 2018.2).

CARRIED

SS-2018-114

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee exempt proposed Lot 1 of subdivision SS-SUB-2017.1 from the 10% frontage requirements of section 512 of the Local Government Act and Section 5.3.1 of the Salt Spring Island Land Use Bylaw No. 355.

CARRIED

The Local Trust Committee closed the meeting at 2:20 p.m. See Items 11.3 and 11.4. The meeting reconvened at 2:55 p.m.

18. UPCOMING MEETINGS

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled for 9:30 a.m. on June 7, 2018 at the Hart Bradley Hall (Lions Club), 103 Bonnet Avenue, Salt Spring Island.

19. ADJOURNMENT

By general consent the meeting adjourned at 3:05 p.m.

Peter Luckham, Chair

Certified Correct:

Sarah Shugar, Recorder