



Salt Spring Island Local Trust Committee Minutes of Regular Meeting

Date: Thursday, July 12, 2018
Location: Lions Club, Hart Bradley Memorial Hall
103 Bonnet Avenue, Salt Spring Island, BC

Members Present: Susan Morrison, Alternate Chair
George Grams, Local Trustee
Peter Grove, Local Trustee

Staff Present: Stefan Cermak, Regional Planning Manager (RPM)
Jason Youmans, Island Planner
Seth Wright, Island Planner
Susan Palmer, Contract Planner
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 Reporter
Approximately 4 members of the public - a.m.
Approximately 35 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 Morrison called the meeting to order at 9:30 a.m. She introduced herself, the Trustees and staff and acknowledged that the Local Trust Committee is meeting within Coast Salish Territory.

2. APPROVAL OF AGENDA

The following additional items were presented for consideration:

- 8.1 Ganges Harbourwalk – Verbal Update
- 8.2 Industrial Land Uses Project – Staff Report
- 9.3 R. Lowrie to the LTC dated July 12, 2018 – Concerning SS-DP-2018.7 (169 Seymour Heights)
- 9.4 J. Douglas to the LTC dated July 12, 2018 – Concerning SS-DP-2018.7 (169 Seymour Heights)
- 9.5 M. Cho to the LTC dated July 11, 2018 - Concerning SS-DP-2018.7 (169 Seymour Heights)
- 9.6 L. Jones and M. de Vries to Planner Youmans dated July 11, 2018 – Concerning 169 Seymour Heights
- 9.7 L. Jones and M. de Vries to Planner Youmans dated July 11, 2018 – Concerning 169 Seymour Heights

- 9.8 H. van Lambalgen to G. Grams dated July 11, 2018 – Concerning SS-DP-2018.7 (169 Seymour Heights)
- 9.9 J. Coulter to LTC dated July 10, 2018 - Concerning SS-DP-2018.7 (169 Seymour Heights)
- 9.10 D. Coulter to LTC dated July 9, 2018 – Concerning SS-DP-2018.7 (169 Seymour Heights)
- 9.11 J. Coulter to LTC dated July 9, 2018 – Concerning SS-DP-2018.7 (169 Seymour Heights)

By general consent the agenda and addendum were adopted.

3. PREVIOUS MEETINGS

3.1 Draft Minutes of the Salt Spring Island Local Trust Committee

5.1.1 Draft Minutes of the June 7, 2018 SSI LTC Regular Meeting

By general consent, the minutes of the June 7, 2018 Salt Spring Island Local Trust Committee meeting were adopted.

3.2 Resolutions Without Meeting Report

The report dated July 2018 was received.

3.3 Draft Minutes of the Advisory Planning Commissions

3.3.1 Draft Minutes of the June 21, 2018 Advisory Planning Commission meeting

The minutes were received.

3.3.2 Draft Minutes of the June 21, 2018 Agricultural Advisory Planning Commission meeting

The minutes were received.

3.4 Local Trust Committee Public Hearing Record dated June 7, 2018 - Bylaw 508 (121 Upper Ganges Road, Harbour House Hotel)

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.

7.3 Projects List

The report was received.

7.4 Applications with Status Report

The report was received.

7.5 Expense Report - None

7.6 Islands Trust Conservancy Report

The report dated May 2018 was received.

8. LOCAL TRUST COMMITTEE PROJECTS

8.1 Ganges Harbourwalk

Planner Youmans presented a verbal update regarding the Ganges Harbourwalk project. An email from J. de Bree on behalf of C. Sutherland, Ministry of Forests, Lands Natural Resource Operations and Rural Development (FLNRORD) to the SSILTC dated June 13, 2018 regarding Ganges Harbourwalk was received for information.

8.2 Industrial Land Uses

Planner Youmans presented a staff report dated July 10, 2018 regarding the Industrial Land Uses project.

SS-2018-134

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to carry out the Industrial Lands Uses project in accordance with Option 2 as described in the staff report received July 12, 2018.

CARRIED

9. CORRESPONDENCE

- 9.1 Nicholas to the LTC, dated April 28, 2018 - Concerning 163 Fulford-Ganges Road
- 9.2 N. Bishop to the LTC, dated April 29, 2018 - Concerning Island issues
- 9.3 R. Lowrie to the LTC dated July 12, 2018 – Concerning SS-DP-2018.7 (169 Seymour Heights)
- 9.4 J. Douglas to the LTC dated July 12, 2018 – Concerning SS-DP-2018.7 (169 Seymour Heights)
- 9.5 M. Cho to the LTC dated July 11, 2018 - Concerning SS-DP-2018.7 (169 Seymour Heights)
- 9.6 L. Jones and M. de Vries to Planner Youmans dated July 11, 2018 – Concerning 169 Seymour Heights
- 9.7 L. Jones and M. de Vries to Planner Youmans dated July 11, 2018 – Concerning 169 Seymour Heights
- 9.8 H. van Lambalgen to G. Grams dated July 11, 2018 – Concerning SS-DP-2018.7 (169 Seymour Heights)
- 9.9 J. Coulter to LTC dated July 10, 2018 - Concerning SS-DP-2018.7 (169 Seymour Heights)
- 9.10 D. Coulter to LTC dated July 9, 2018 – Concerning SS-DP-2018.7 (169 Seymour Heights)
- 9.11 J. Coulter to LTC dated July 9, 2018 – Concerning SS-DP-2018.7 (169 Seymour Heights)

All correspondence items were received.

10. OTHER BUSINESS - None

11. CLOSED MEETING – None

The meeting recessed at 10:00 a.m. and reconvened at 12:00 p.m.

12. TRUSTEE REPORTS

Trustee Grams reported he attended an Executive Committee meeting and Jennifer Dyson, Chair of Agricultural Land Commission (ALC) regarding applications for non-farm use in the Agricultural Land Reserve (ALR).

Trustee Grove reported he attended meetings with the following: Trust Council; the Salt Spring Island Advisory Planning Committee; the Salt Spring Island Agricultural Advisory Planning Committee; a Housing Task Force meeting hosted by Adam Olsen; the Salt Spring Alliance regarding governance; various members of the public regarding applications; and the Public Hearing for proposed Bylaw No. 507 – 132 Corbett Road (Croftonbrook).

13. CHAIR'S REPORT

Chair Morrison reported the following highlights from Trust Council held June 19 to 21, 2018 on Saturna Island: a CAO review of Council Committees; a Chair report regarding Ocean Protection Plan; an Elections Best Practice session; adoption of the Housing Needs Assessments for the Islands Trust Northern and Southern Regions; a report regarding the Islands Trust Telecommunications Strategy; and Request for Decisions regarding vessel anchorages; micro-plastics in the oceans; Salt Spring Island – Bowen Island Rural Status; research regarding the Secretariat Role for the Howe Sound Forum; and the Islands Trust position regarding the Trans Mountain pipeline.

14. CRD DIRECTOR'S REPORT

Capital Regional Director Electoral Area Director McIntyre reported he attended the following meetings: the Capital Regional Housing Corporation; the Salt Spring Island Library Board; the Cedars of Tuam Water Service Area Commission regarding a concept design for a new well; an Electoral Area Services Committee meeting housing issues and a BC Transit update regarding new routes on Vancouver Island and an Electric Vehicle (EV) bus trial. CRD Director McIntyre reported he attended several Salt Spring Island Parks and Recreation Commission (PARC) Strategic Plan events including an Open House at the Rainbow Road Aquatic Centre; the 2018 Heritage Day at the Farmer's Institute; and the 2018 Canada Day event in Ganges. He reported an opening ceremony for the Mouat Park Bike Park would be held in August 2018, the fourth annual Tour Des Iles festival held June 22 to 24, 2018 was a successful event. Director McIntyre sent a letter to the Honourable Selina Robinson, Minister of Municipal Affairs and Housing regarding several island issues and Robert Lapham, CRD Chief Administrative Officer (CAO) has been invited to attend Salt Spring Island to conduct reviews with the CRD Commissions.

15. DELEGATION – None

16. TOWN HALL AND QUESTIONS

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

Three members of the public expressed support for SS-DP-2018.7 (169 Seymour Heights).

Applicant Mielle Chandler spoke to Item 17.5 – Tree Removal Request (169 Seymour Heights) and Item 17.6 - SS-DP-2018.7 (169 Seymour Heights) and requested that Item 17.5 be addressed at a future meeting.

Three members of the public expressed concerns regarding SS-DP-2018.7 (169 Seymour Heights).

Two members of the public expressed concerns regarding SS-DP-2018.7 (169 Seymour Heights) and submitted a document entitled "Development Proposal SS-DP-2018.7: 169 Seymour Heights".

17. APPLICATIONS AND REFERRALS

17.1 SS-DP-2018.9 - R. Schindelka - 132 Corbett Road (Croftonbrook)

Planner Palmer presented a staff report dated July 5, 2018 regarding an application for the construction of 20 dwelling units in a two storey building in DPA1 - Island Villages Area and circulated Staff Report Attachments No. 2-9.

Applicant R. Schindelka spoke to the application.

SS-2018-135

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee refer application SS-DP-2018.9 for Lot A, Section 3, Range 3 East, North Salt Spring Island, Cowichan District, Plan 41612, to the Salt Spring Island Advisory Planning Commission and the Agricultural Advisory Planning Commission for review and comment (132 Corbett Road).

CARRIED

SS-2018-136

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request that the applicant submit a detailed lighting and signage plan (SS-DP-2018.9 – 132 Corbett Road).

CARRIED

SS-2018-137

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request that the applicant submit an updated storm water management report that addresses 1 in 100 year storm events and provides an assessment of the impact of the proposed rain gardens on off-site storm water flows (SS-DP-2018.9 – 132 Corbett Road).

CARRIED

SS-2018-138

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request that the applicant submit a quote from a landscape professional for the costs of all hard and soft landscaping (SS-DP-2018.9 – 132 Corbett Road).

CARRIED

SS-2018-139

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request that the applicant submit a cheque to be held on deposit, letter of credit, or a performance bond equal to the value of the quote provided by a landscape professional for a period of one year from the date of final installation, in order to ensure survival or replacement of plantings (SS-DP-2018.9 – 132 Corbett Road).

CARRIED

SS-2018-140

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request that the applicant submit a cheque to be held on deposit or a letter of credit for an amount equal to 150% of the cost of the work to be completed for all hard and soft landscaping and paving, including sidewalks, pedestrian amenities, street furniture, cycle racks and parking lot lines (SS-DP-2018.9 – 132 Corbett Road).

CARRIED

17.2 SS-DVP-2018.6 - N. Langford - 328 Old Scott Road

RPM Cermak presented a staff report dated July 4, 2018 regarding an application to permit encroachment into the setback from the natural boundary of the sea.

Applicant Nick Langford was present.

SS-2018-141

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve issuance of Development Variance Permit SS-DVP-2018.6 (328 Old Scott Road).

CARRIED

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

RPM Cermak presented a staff report dated June 25, 2018 regarding an application for non-farm use within the Agricultural Land Reserve (ALR).

Applicant Charles Grooms spoke to the application.

SS-2018-142

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to not forward SS-ALR-2017.2 to the Agricultural Land Commission for the reasons identified in the staff report dated June 25, 2018 (255 Musgrave Road).

CARRIED

17.4 SS-ALR-2017.3 - M. Wilson, Bullock Lake Farm LLC - 360 Upper Ganges Road

Planner Youmans presented a staff report dated July 4, 2018 regarding an application for non-farm use within the Agricultural Land Reserve (ALR) for a performance venue and café.

Applicant Molly Wilson was present and representative of the applicant Zack Hemstreet spoke to the application.

SS-2018-143

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to refer file SS-ALR-2017.3 to the Salt Spring Island Agricultural Advisory Planning Commission for review and comment (360 Upper Ganges Road).

CARRIED

SS-2018-144

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request the Bylaw Enforcement Manager to provide an In camera staff report regarding 360 Upper Ganges Road.

CARRIED

17.5 M. Chandler - Tree Removal Request - 169 Seymour Heights

Planner Youmans presented a staff report dated July 5, 2018 regarding a tree removal request and reported that applicant has requested that the application be considered at a later date.

Applicant Mielle Chandler was present and spoke to the application during the Town Hall portion of the meeting.

SS-2018-145

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee defer recommendations No. 2, 3 and 4 in the staff report dated July 5, 2018 to a future meeting (169 Seymour Heights).

CARRIED

SS-2018-146

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee authorize tree removal in the area titled "Alder Removal" shown in "Driveway Images D" of Appendix No. 3 of the staff report dated July 12, 2018 (169 Seymour Heights).

CARRIED

17.6 SS-DP-2018.7 - M. Chandler - 169 Seymour Heights

Planner Youmans presented a staff report dated July 4, 2018 regarding a Development Permit application for driveway construction in DPA7.

Applicant Mielle Chandler was present and spoke to the application during the Town Hall portion of the meeting.

SS-2018-147

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve issuance of Development Permit SS-DP-2018.7 (169 Seymour Heights).

CARRIED

17.7 SS-RZ-2017.1 - G. & M. Campbell - 347 Bridgman Road

Planner Wright presented a staff report dated July 4, 2018 regarding an OCP Amendment and Rezoning from Commercial Accommodation to a Rural zone variant.

Applicant Gregory Campbell spoke to the application.

SS-2018-148

It was MOVED and SECONDED,

that Salt Spring Island Local Trust Committee require that the applicant for rezoning SS-RZ-2017.1 to provide a restrictive covenant, approved by the Archaeology Branch, for protection of the archaeological site, prior to Public Hearing (347 Bridgman Road).

CARRIED

SS-2018-149

It was MOVED and SECONDED,

that Salt Spring Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives only Checklist and determined that Bylaw No. 498, cited as "Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Amendment No. 1, 2017," is not contrary or at variance with the Islands Trust Policy Statement

CARRIED

SS-2018-150

It was MOVED and SECONDED,

that Salt Spring Island Local Trust Committee Bylaw No. 498, cited as "Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Amendment No. 1, 2017," be read a second time.

CARRIED

SS-2018-151

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee amend Bylaw No. 499, cited as "Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 1, 2017," by inserting the following: "(19) Despite Article 9.10.3(1), the minimum average size of a lot that may be created by subdivision is 1 ha."

CARRIED

SS-2018-152

It was MOVED and SECONDED,

that Salt Spring Island Local Trust Committee Bylaw No. 499, cited as “Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 1, 2017,” be read a second time, as amended

CARRIED

SS-2018-153

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to schedule a Public Hearing for No. 498, cited as “Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Amendment No. 1, 2017,” and Bylaw No. 499, cited as “Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 1, 2017.”

CARRIED

The meeting recessed at 2:43 p.m. and reconvened at 2:48 p.m.

17.8 SS-SUB-2015.7 - Salt Spring Island Excavating Ltd. - 1482 Fulford-Ganges Road

Planner Wright presented a staff report dated June 29, 2018 regarding a Water Treatment Covenant for a 6-lot subdivision.

SS-2018-154

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee accept a covenant under section 219 of the Land Title Act requiring treatment of water from the registered owners of Parcel B (DD 4012911) of the South West 1/4 of Section 78, South Salt Spring Island, Cowichan District except part in Plan 45191 and designate any member of the Local Trust Committee to sign the covenant (SS-SUB-2015.7 – 1482 Fulford-Ganges Road).

CARRIED

17.9 SS-TUP-2018.1 - Sobey's Inc. - 127 Lower Ganges Road

Planner Wright presented a staff report dated July 3, 2018 regarding an application to renew a Temporary Use Permit for liquor sales at Thrifty Foods Liquor.

A representative of the applicant was present.

SS-2018-155

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve renewal of Temporary Use Permit SS-TUP-2015.1 for a term of three years (SS-TUP-2018.1 – 127 Lower Ganges Road).

CARRIED

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

Planner Wright presented a staff report dated July 5, 2018 regarding an OCP Amendment and Rezoning from Commercial Accommodation to a Residential Zone.

SS-2018-156

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 adopted (805 Vesuvius Bay Road).

CARRIED

SS-2018-157

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 adopted (805 Vesuvius Bay Road).

CARRIED

18. UPCOMING MEETINGS

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled for 9:30 a.m. on August 16, 2018 at the Hart Bradley Hall (Lions Club), 103 Bonnet Avenue, Salt Spring Island.

19. ADJOURNMENT

By general consent the meeting adjourned at 2:57 p.m.

Susan Morrison, Alternate Chair

Certified Correct:

Sarah Shugar, Recorder