



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

**Date:** Thursday, September 27, 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, A/Island Planner  
Serena Klaver, Planner 1  
Ian Cox, Planner 1  
Patricia Maloney, Contract 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 24 members of the public - a.m.  
Approximately 47 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.

### 2. APPROVAL OF AGENDA

The following item was presented for consideration:  
To defer item 17.8 SS-ALR-2017.3 - M. Wilson, Bullock Lake Farm LCC - 360 Upper Ganges Road, SSI, at the request of the applicant.

**By General Consent** the agenda was adopted as amended.

**3. PREVIOUS MEETINGS**

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

**3.1.1 Draft Minutes of the August 16, 2018 SSI LTC Regular Meeting**

**By General Consent**, the minutes of the August 16, 2018 Spring Island Local Trust Committee meeting were adopted.

**3.2 Local Trust Committee Public Hearing Record**

**3.2.1 Proposed Bylaws 498 and 499 - 347 Bridgman Road, Dated August 16, 2018**

The Public Hearing Record was received.

**3.2.2 Proposed Bylaws 500 and 501 - 270 Furness Road, Dated August 16, 2018**

The Public Hearing Record was received.

**3.3 Resolutions Without Meeting Report - None**

**3.4 Draft Minutes of the Advisory Planning Commissions**

**3.4.1 Draft Minutes of the August 30, 2018 Advisory Planning Commission**

The minutes were received.

**3.4.2 Draft Minutes of the August 30, 2018 Agricultural Advisory Planning Commission**

The minutes were 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**

The report dated July 2018 was received.

**7.6 Islands Trust Conservancy Report**

The report dated July 2018 was received.

It was noted Trustee Grams asked why the Andreas Vogt Nature Reserve covenant amendment on Salt Spring Island was not referred to the Local Trust Committee and will bring it to the attention of the Executive Committee.

**7.7 Watershed Management – SSIWPA Update**

Trustee Grams presented a verbal update regarding the Salt Spring Island Watershed Protection Alliance.

**8. OTHER BUSINESS**

**8.1 Islands Trust Conservancy to SSI LTC concerning Incorporating the Regional Conservation Plan into Land Use Planning**

The briefing dated July 17, 2018 regarding Incorporating the Regional Conservation Plan into Land Use Planning was received. It was noted that many of the items in the briefing are already being addressed.

**9. LOCAL TRUST COMMITTEE PROJECTS**

**9.1 Proposed Bylaw No. 512 – Affordable Rental Housing – Cottages**

Planner Wright presented a staff report dated September 19, 2018 regarding consideration of draft Bylaw No. 512 – Affordable Rental Housing – Cottages.

**SS-2018-212**

**It was MOVED and SECONDED,**

that Salt Spring Island Local Trust Committee Bylaw No. 512, cited as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 2, 2018” be read a first time.

**CARRIED**

**SS-2018-213**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives only Checklist and determined that Bylaw No. 512, cited as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 2, 2018,” is not contrary or at variance with the Islands Trust Policy Statement.

**CARRIED**

**SS-2018-214**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee request staff to refer Bylaw No. 512, cited as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 2, 2018,” to the Advisory Planning Commission, the Agricultural Advisory Planning Commission, agencies and First Nations in accordance with the staff report presented at the meeting of September 27, 2018.

**CARRIED**

**SS-2018-215**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee request staff to schedule a Community Information Meeting for Bylaw No. 512, cited as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 2, 2018.”

**CARRIED**

**SS-2018-216**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee request staff to engage a legal review of Bylaw No. 512, cited as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 2, 2018.”

**CARRIED**

**SS-2018-217**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee approve the revised Project Charter “Affordable Rental Housing – Cottages,” dated September 19, 2018.

**CARRIED**

**9.2 Proposed Bylaws No. 488, 489 and 490 - Industrial Lands Review**

Planner Youmans presented a staff report dated September 20, 2018 regarding the Industrial Lands Review Project (Bylaws No. 488, 489, and 490).

**SS-2018-218**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee rescind second and third reading of Bylaw 488, cited as “Salt Spring Island Official Community Plan Bylaw, 2008, Amendment No. 1, 2016.”

**CARRIED**

**SS-2018-219**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee amend Bylaw 488, cited as “Salt Spring Island Official Community Plan Bylaw, 2008, Amendment No. 1, 2016,” as shown in Appendix 1 of the staff report dated September 27, 2018.

**CARRIED**

**SS-2018-220**

**It was MOVED and SECONDED,**

that Bylaw 488, cited as “Salt Spring Island Official Community Plan Bylaw, 2008, Amendment No. 1, 2016” be read a second time as amended.

**CARRIED**

**SS-2018-221**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee amend Bylaw 489, cited as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 1, 2016,” as shown in Appendix 2 of the staff report dated September 27, 2018.

**CARRIED**

Resolution SS-2018-222 was rescinded at the SS LTC Regular Meeting of March 26, 2019 through Resolution SS-2019-63

**SS-2018-222**

**It was MOVED and SECONDED,**

that Bylaw 489, cited as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 1, 2016,” be read a second time as amended.

**CARRIED**

**SS-2018-223**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee amend Bylaw No. 490, cited as “ Salt Spring Island Land Use Bylaw, 1999, Amendment No. 2, 2016,” as shown in Appendix 3 of the staff report dated September 27, 2018.

**CARRIED**

Resolution SS-2018-224 was rescinded at the SS LTC Regular Meeting of March 26, 2019 through Resolution SS-2019-63

**SS-2018-224**

**It was MOVED and SECONDED,**

that Bylaw No. 490, cited as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 2, 2016,” be read a second time as amended.

**CARRIED**

**SS-2018-225**

**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 Bylaws 488, 489 and 490 prior to October 18, 2018.

**CARRIED**

**9.3 Ganges Harbourwalk**

Planner Youmans presented a verbal update.

**10. OTHER BUSINESS**

**10.1 New Business**

**10.1.1 SS-BL-514 - Amendment to Salt Spring Island Fee Bylaw No. 428**

RPM Cermak presented a staff report dated August 23, 2018 regarding Fee Amendments for Non-Medical Cannabis Retail License Application Fees and other Minor Fee Bylaw Amendments.

**SS-2018-226**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee increase the proposed Non-Medical Cannabis Retail License Application Fee from \$3,400 to \$4000.

**CARRIED**

**SS-2018-227**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee Bylaw No. 514, cited as "Salt Spring Island Local Trust Committee Fees Bylaw, 2007, Amendment No. 1, 2018", be read a first time.

**CARRIED**

**SS-2018-228**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee Bylaw No. 514, cited as "Salt Spring Island Local Trust Committee Fees Bylaw, 2007, Amendment No. 1, 2018", be read a second time.

**CARRIED**

**SS-2018-229**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee Bylaw No. 514, cited as "Salt Spring Island Local Trust Committee Fees Bylaw, 2007, Amendment No. 1, 2018", be read a third time.

**CARRIED**

**SS-2018-230**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Committee Bylaw No. 514, cited as "Salt Spring Island Local Trust Committee Fees Bylaw, 2007, Amendment No. 1, 2018", be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

**CARRIED**

**10.1.2 SS-CL-2018.9 - Penelukut Seafoods Inc.**

RPM Cermak presented a memorandum dated September 12, 2019 regarding a Crown Lease Referral for Booth Bay Shellfish Aquaculture Tenure application for information. It was noted that staff would include information regarding predator netting for future Crown Lease applications.

**10.1.3 Madrone Creek Verbal Update from Trustee Grove - None**

**11. CORRESPONDENCE**

**11.1 E. Booth to LTC, Dated August 30, 2018 - Concerning Ganges Sewer Commission and Interagency Cooperation for Consideration**

The correspondence was received.

**11.2 S. Mahoney to LTC, Dated August 24, 2018 - Concerning Introduction of a Non Resident Tax for Consideration**

The correspondence was received.

**11.3 SS-RZ-2018.4 - Gulf Islands Seniors Residence Association - 154 Kings Lane (Meadowlane) - Request for Reimbursement of Application Funds**

**SS-2018-231**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee inform the Executive Committee that the LTC is in favour of the Gulf Islands Seniors Association request of reimbursement of application funds for 154 Kings Lane.

**CARRIED**

The meeting moved In Camera at 11:15 a.m. and reconvened at 11:40 a.m. See Items 18.1 and 18.2. The meeting recessed for lunch at 11:40 a.m. and reconvened at 12:00 p.m.

**12. TRUSTEE REPORTS**

Trustee Grams reported he attended meetings with the following: the Salt Spring Island Watershed Protection Alliance meeting, Executive Committee, the North Pender Island Local Trust Committee; the Mayne Island Local Trust Committee and Trust Programs Committee.

Trustee Grove reported he attended meetings with the following: the Salt Spring Island Emergency Housing Committee; Salt Spring Alliance; Salt Spring Alliance Governance Working Group; the Ministry of Transportation and Infrastructure (MOTI) and Capital Regional District (CRD) regarding road maintenance; the Salt Spring Island Agricultural Advisory Planning Commission; various members of the community regarding applications, the Gulf Islands Seniors Association Annual General Meeting; the Salt Spring Island Watershed Protection Alliance and members of the public regarding desalinization. Trustee Grove attended a presentation by the Salt Spring Island Community Health Group regarding improving access to healthcare on Salt Spring Island; a forum regarding Proportional Representation; the 2018 Pride Festival and Trust Council on Keats Island.

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

Chair Luckham reported the following highlights from the 2018 Union of BC Municipalities (UBCM) Conference in Whistler, B.C.: meetings with Honourable George Heyman, Minister of Environment and Climate Change Strategy regarding a rescue tug positioned in Sidney for emergency response; Honourable Scott Fraser, Minister of Indigenous Relations and Reconciliation regarding Islands Trust work with First Nations and Assistant Deputy Minister of Transport Silas Brownsey regarding vessel anchorages. Chair Luckham attended Trust Council on Keats Island and noted special guest Chief Bill Williams, a Hereditary Chief of the Squamish Nation spoke to Trust Council regarding the Squamish Nation and the history of Howe Sound. At that Trust Council meeting, Council called the Federal Government to reduce and ultimately eliminate the number of freighter anchorages in the Southern Gulf Islands. Chair Luckham attended a meeting with a Transport Canada Standing Committee to investigate port infrastructure and transportation concerns and will attend a roundtable with MP Alistair MacGregor and MP Sheila Malcolmson and coastal community groups on September 28, 2018 regarding freighter anchorages in the Salish Sea.

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

Capital Regional Director (CRD) Electoral Area Director McIntyre reported he attended meetings with the following: the Salt Spring Island Emergency Housing Committee to explore funding options; the Salt Spring Island Library Committee; the CRD Electoral Area Services Committee regarding service plans and preliminary budget reviews; the Salt Spring Island Transportation Commission regarding the North Ganges Transportation Plan next steps; a group regarding CRD Building Inspection guidelines for water collection; the Capital Region Housing Corporation regarding governance and affordable housing. CRD Director McIntyre attended an Eggheads Club presentation regarding biochar as well as a town hall meeting hosted by MLA Adam Olsen regarding affordable housing. He reported the CRD Electoral Area Services Committee and CRD Board of Directors have approved funding support for the Southern Gulf Islands Tourism Partnership (SGITP) program that is a partnership between the Salt Spring Island Community Economic Development Commission and the Southern Gulf Islands Community Economic Sustainability Commission. He reported the Ganges Wastewater Infrastructure Renewal project is progressing well, is within budget and has confirmed that there is enough capacity to accommodate growth within the existing Ganges Sewer service area. CRD Director McIntyre acknowledged the Local Trust Committee for inviting him to attend the regular meetings and spoke to continued collaboration between the CRD and the Islands Trust.



**15. DELEGATIONS - None**

**16. TOWN HALL AND QUESTIONS**

Chair Luckham opened the Town Hall at 12:21 p.m.

A member of the public expressed concerns regarding applications SS-DP-2018.3 & SS-DVP-2018.10 (185 Grantville Street).

A member of the public expressed concerns regarding low well water levels in the Cedar Lane Water Service Area and requested the Local Trust Committee to amend proposed Bylaw No. 512 (Affordable Renting Housing – Cottages) to include legislation that will protect water supply for properties in the Cedar Lane Area.

A member of the public expressed concerns regarding low well water levels in the Cedar Lane Water Service Area and requested the Local Trust Committee to amend proposed Bylaw No. 512 (Affordable Renting Housing – Cottages) to include legislation that would require water catchment.

A member of the public expressed concerns regarding the low well water levels in the Cedar Lane Water Service Area.

A member of the public expressed concerns regarding application SS-RZ-2018.2 (133, 177 & 201 Suneagle Drive); application SS-SC-2018.1 (1257 Isabella Point Road) and expressed opposition to proposed Bylaw No. 512 (Affordable Renting Housing – Cottages) citing concerns for adequate water supply and whether there is evidence that full time occupancy of seasonal cottages would provide affordable housing.

A member of the public requested the Local Trust Committee delay consideration of proposed Bylaw No. 512 (Affordable Renting Housing – Cottages) pending receipt of the Golder and Associates report regarding groundwater analysis and the well study being conducted by Islands Trust Freshwater Specialist W. Shulba and asked for clarification regarding whether the correspondence submitted on September 26, 2018 was received.

A member of the public expressed concerns regarding application SS-RZ-2018.2 (133, 177 & 201 Suneagle Drive); application SS-SC-2018.1 (1257 Isabella Point Road); expressed concern for seeking alternative freshwater sources such as desalination processes citing impacts on eel grass and consideration of First Nations rights and encouraged the Local Trust Committee to protect the freshwater lakes on Salt Spring Island.

A member of the public reported that the Salt Spring Island Emergency Housing Committee is working on short-term and long-term solutions for people experiencing homelessness and asked the Local Trust Committee to consider a moratorium on enforcement of illegal dwellings during the housing crisis.

A member of the public spoke to recent bylaw enforcement on illegal dwellings and expressed concern regarding the anonymous nature of the bylaw enforcement complaint based system.

**17. APPLICATIONS AND REFERRALS**

**17.1 Proposed Bylaw No. 507 - SS-RZ-2017.4 - 132 Corbett Road, SSI (Croftonbrook)**

Planner Palmer presented a staff report dated September 20, 2018 regarding a rezoning application for 34 affordable dwelling units and office use - for consideration of third reading. Planner Palmer circulated correspondence dated September 25, 2018 from the Ministry of Forests, Lands, Natural Resource Operations and Rural Development Archaeology Branch.

Applicant Janis Gauthier and Kisae Petersen, IWAV Director of Housing spoke to the application.

**SS-2018-232**

**It was MOVED and SECONDED,**

that Salt Spring Island Local Trust Committee amend Bylaw No. 507, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 2, 2017", as specified in Attachment 1 of the staff report dated September 27, 2018.

**CARRIED**

**SS-2018-233**

**It was MOVED and SECONDED,**

that Salt Spring Island Local Trust Committee Bylaw No. 507, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 2, 2017", be read a third time, as amended.

**CARRIED**

**SS-2018-234**

**It was MOVED and SECONDED,**

that Salt Spring Island Local Trust Committee Bylaw No. 507, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 2, 2017", as specified in Attachment 1 of the staff report dated September 27, 2018, be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

**CARRIED**

**SS-2018-235**

**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. 507, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 2, 2017", (Attachment 2) is not contrary or at variance with the Islands Trust Policy Statement.

**CARRIED**

**SS-2018-236**

**It was MOVED and SECONDED,**

that Salt Spring Island Local Trust Committee Bylaw No. 507, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 2, 2017", require the following conditions be fulfilled before adoption of Bylaw No. 507:

- a. Adoption of an affordable housing agreement bylaw (Attachment 3); and,
- b. Receipt of a restrictive covenant that addresses water conservation, potable water supply management, energy conservation, office use, and a public pathway, that is ready for registration and a letter of undertaking committing to registration (Attachment 4).

**CARRIED**

**SS-2018-237**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee accept a covenant under section 219 of the Land Title Act from the registered owners of (Lot A, Section 3, Range 3 East, North Salt Spring Island, Cowichan District, Plan 41612) and designate any member of the Salt Spring Island Local Trust Committee to sign the covenant (SS-RZ-2017.4, 132 Corbett Road).

**CARRIED**

**SS-2018-238**

**It was MOVED and SECONDED,**

that Salt Spring Island Local Trust Committee Bylaw No. 513, cited as "Salt Spring Island Housing Agreement Bylaw No. 513, 2018", as specified in Attachment 3, be read a first time, a second time, and a third time.

**CARRIED**

**SS-2018-239**

**It was MOVED and SECONDED,**

that Salt Spring Island Local Trust Committee Bylaw No. 513, cited as "Salt Spring Island Housing Agreement Bylaw No. 513, 2018", as specified in Attachment 3, be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

**CARRIED**

**17.2 Proposed Bylaw No. 513 - SS-RZ-2017.4 - 132 Corbett Road, SSI (Croftonbrook) Housing Agreement for the provision of 34 units of affordable housing**

This item was addressed in item 17.1.

**17.3 SS-DP-2018.9 - R. Schindelka - 132 Corbett Road, SSI (Croftonbrook)**

Planner Palmer presented a staff report dated September 20, 2018 regarding a Development Permit for 22 dwelling units in a two-storey apartment building in DPA 1 - Island Villages. Planner Palmer circulated correspondence dated September 26, 2018 from BC Housing.

**SS-2018-240**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee approve Issuance of Development Permit SS-DP-2018.9 (132 Corbett Road) conditional upon receipt of a letter of guarantee from BC Housing ensuring survival or replacement of all approved plantings for a period of one year from the date of final installation and completion of all hard and soft landscaping and paving, including sidewalks, pedestrian amenities, street furniture, cycle racks and parking lot lines.

**CARRIED**

**17.4 SS-RZ-2018.4 - Gulf Islands Seniors Residence Association - 154 Kings Lane, SSI**

Planner Maloney presented a staff report dated September 12, 2018 regarding a Land Use Bylaw amendment for 47 seniors affordable dwelling units.

Representative of the Applicant Janet Smith spoke to the application.

**SS-2018-241**

**It was MOVED and SECONDED,**

that Salt Spring Island Local Trust Committee Bylaw No. 515, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 3, 2018" be read a first time.

**CARRIED**

**SS-2018-242**

**It was MOVED and SECONDED,**

that Salt Spring Island Local Trust Committee Bylaw No. 515, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 3, 2018" be referred to the Advisory Planning Commission, Agricultural Advisory Planning Commission, agencies, community groups, and First Nations as shown in Attachment 11 of the staff report dated September 27, 2018, for review and comment.

**CARRIED**

**17.5 SS-RZ-2018.2 - E. Booth - 133, 177 & 201 Suneagle Drive, SSI**

Planner Miller presented a staff report dated September 18, 2018 regarding an Official Community Plan and a Land Use Bylaw amendment to remove three properties from Rural Watershed zone.

Applicant Eric Booth spoke to the application.

**SS-2018-243**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee request that the applicant for SS-RZ-2018.2 (133, 177 & 201 Suneagle Drive) submit to the Islands Trust a site specific watershed analysis report prepared by a professional engineer that contains the following related to the three subject properties:

- If any surface water and/or groundwater from the three subject properties drains into the St. Mary Lake watershed;
- If there is a disconnect between present day drainage and the natural drainage system;
- If the West Eagle Road was removed or outfitted with culverts, would the subject properties be considered part of the St. Mary Lake watershed;
- If septic systems and other residential infrastructure pose a risk to any receiving waters;
- If increased development or subdivision potential create any impacts to mapped sensitive ecosystems such as arbutus ridges including but not limited to roadways, clearing, nutrient loading, and other impacts;
- If the removal of groundwater from residential water demand will impact drainage into the St. Mary Lake Watershed and,
- Offer a statement of opinion how the benefits of the rezoning outweigh the potential risks and impact the rezoning application may have on the St. Mary lake Watershed and Salt Spring Island community as a whole.

**CARRIED**

**17.6 SS-DP-2018.3 & SS-DVP-2018.10 - Grant Ville Holdings Inc. - 185 Grantville Street, SSI**

Planner Klaver presented a staff report dated September 19, 2018 regarding a Development Permit for septic and water line development within DPA 4 (Lakes, Streams and Wetlands); DPA 6 (Unstable Slopes) and DPA 7 (Riparian Areas) and a Development Variance Permit for lot line setbacks on four quarter-acre lots.

Applicant Eric Booth spoke to the application.

**SS-2018-244**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee approve issuance of Development Permit (SS-DP-2018.3, 185 Grantville Street) conditional upon receipt of a security for 150% of the estimated value for the required fencing and storm water drainage works as described in the Riparian Areas Regulation Assessment Report, dated May 15, 2018, by David Gooding, P. Eng and the Ryzuk Geotechnical Report dated May 29, 2017.

**CARRIED**

**SS-2018-245**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee defer issuance of development variance permit SS- DVP-2018.10 (185 Grantville Street) until:

- the applicant propose a more satisfactory resolution to the existing residential structure existing on Lots 12 and 13; and
- the applicant provide confirmation that all neighbouring wells are 30 metres or further from the septic fields on Lot 12 and 13 pursuant to Section 4.6 of the Salt Spring Island Land Use Bylaw No. 355, 1999.

**CARRIED**

**17.7 SS-DP-2017.10 - J. Litke - 370 Baker Road, SSI**

Planner Klaver presented a staff report dated September 20, 2018 regarding an Amendment to Development Permit to allow proposed 2-Lot Subdivision in DPA 4 (Lakes, Streams and Wetlands) and DPA 7 (Riparian Areas) and consideration for frontage exemption.

Applicant Jordan Litke spoke to the application.

**SS-2018-246**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee approve issuance of Development Permit SS-DP-2017.10 (370 Baker Road).

**CARRIED**

**SS-2018-247**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee exempt Proposed Lot A of [Lot 1, Section 6, Range 1 West, North Salt Spring Island, Cowichan District, Plan EPP2308] of subdivision (SS-SUB-2017.2; J. Litke) from the 10% minimum lot frontage provision of Section 512 of the Local Government Act and subsection 5.3.1 of Salt Spring Island Land Use Bylaw No. 355, 1999.

**CARRIED**

The meeting recessed at 2:29 p.m. and reconvened at 2:33 p.m.

**17.8 SS-ALR-2017.3 - M. Wilson, Bullock Lake Farm LCC - 360 Upper Ganges Road, SSI**

It was noted item 17.8 was deferred at request of the applicant.

**17.9 SS-SC-2018.1 - Polaris Land Surveying - 1257 Isabella Point Road, SSI**

Planner Cox presented a staff report dated September 19, 2018 regarding an application to convert two previously occupied residential buildings from single title to two building strata lots.

Applicant Sabine Swierenga spoke to the application and submitted a photo of the guest cottage.

**SS-2018-248**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee defer consideration of application SS-SC-2018.1 to allow staff and the applicant to explore further options. (1257 Isabella Point Road)

**CARRIED**

**17.10 SS-SC-2018.2 - D. Wilson - 162 Maliview Drive, SSI**

Planner Cox presented a staff report dated September 19, 2018 regarding an application to convert a previously occupied residential duplex from single title to two building strata lots.

Applicant Dulcy Wilson was present.

**SS-2018-249**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee approve application SS-SC-2018.1 (162 Maliview Drive) in principal subject to the following conditions:

- the applicant enter into a housing agreement with the Salt Spring Local Trust Committee under Section 483 of the Local Government Act, to include terms and conditions respecting the sale price that may be charged for the proposed market unit in accordance with a formula specified in the agreement;
- the review and approval of a final strata plan suitable for approval and registration;
- formal receipt of confirmation by CRD building inspection that both dwelling units comply with the BC Building Code;
- the Chair of the Salt Spring Island Local Trust Committee is approved to endorse the Plan if it is so approved upon final review via the following endorsement of Strata Property Act, Form T - Endorsement by Approving Authority.

**CARRIED**

**18. CLOSED MEETING**

**18.1 Motion to Close the Meeting**

**SS-2018-250**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee close this meeting to the public subject to Community Charter Section: (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 (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**

**18.2 Motion to Open the Meeting**

**SS-2018-251**

**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**

**18.3 Rise and Report - None**

**19. UPCOMING MEETINGS**

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled for 9:30 a.m. on October 18, 2018 at the Hart Bradley Hall (Lions Club), 103 Bonnet Avenue, Salt Spring Island.

**20. ADJOURNMENT**

**By General Consent** the meeting adjourned at 3:07 p.m.

---

Peter Luckham, Chair

Certified Correct:

---

Sarah Shugar, Recorder