



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

**Date:** Thursday, October 18, 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  
Serena Klaver, Planner 1  
Shelley Miller, Planner 1  
Karol Kudyba, Bylaw Enforcement Officer  
Justine Starke, Island Planner  
William Shulba, Senior Freshwater Specialist  
Sarah Shugar, Recorder

**Media and Others Present:** Gulf Islands Driftwood Reporter  
Shannon Cowan, Salt Spring Island Watershed Protection Alliance  
Coordinator  
Approximately 11 members of the public - a.m.  
Approximately 9 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 items were presented for consideration:

- 14.1 Proposed Bylaw No. 507 - SS-RZ-2017.4 - 132 Corbett Road, SSI (Croftonbrook) - Deferred to a future meeting.
- 14.2 Proposed Bylaw No. 513 - SS-RZ-2017.4 - 132 Corbett Road, SSI (Croftonbrook) Housing Agreement - Deferred to a future meeting.
- 14.4 SS-ALR-2017.3 – M. Wilson, Bullock Lake Farm LCC – 360 Upper Ganges Road, SSI - Deferred to a future meeting.

- 16.1 Proposed Bylaws No 488, 489 & 490 - Industrial Lands Review – Not Required as the Public Hearing was cancelled.

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 September 27, 2018 SSI LTC Regular Meeting**

By **General Consent**, the minutes of the September 27, 2018 Salt Spring Island Local Trust Committee meeting were adopted.

#### **3.2 Local Trust Committee Public Hearing Record - None**

#### **3.3 Resolutions Without Meeting Report - None**

#### **3.4 Draft Minutes of the Advisory Planning Commissions - None**

### **4. BUSINESS ARISING FROM MINUTES**

#### **4.1 Follow-Up Action List**

The report was received.

### **5. REPORTS**

#### **5.1 Policy and Standing Resolutions List**

The report was received.

#### **5.2 Work Program Top Priorities Report**

Planner Youmans presented a verbal update regarding the Ganges Village Area Planning - Harbourwalk project and the Industrial Lands Review project.

The report was received.

#### **5.3 Projects List**

The report was received.

#### **5.4 Applications with Status Report**

The report was received.

5.5 Expense Report – None

5.6 Islands Trust Conservancy Report - None

6. LOCAL TRUST COMMITTEE PROJECTS

6.1. Watershed Management

6.1.1 Watershed Management

Planner Starke presented a staff report dated October 9, 2018 regarding Watershed Management.

**SS-2018-252**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee request a special property tax requisition for up to \$98,500 from the Salt Spring Island Local Trust Area in the 2019/2020 fiscal year, subject to Trust Council Policy 6.3.ii, in order to fund coordination of watershed management on Salt Spring Island, using the powers delegated to the Salt Spring Island Local Trust Committee by Trust Council Bylaw No. 154.

**CARRIED**

6.1.2 SSIWPA Strategic Planning Project Update

Freshwater Specialist William Shulba presented a staff report dated October 10, 2018 regarding a Salt Spring Island Watershed Protection Alliance Strategic Planning Project Update.

Salt Spring Island Watershed Protection Alliance Coordinator Shannon Cowan spoke to the SSIWPA work plan.

**SS-2018-253**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee endorse the 2018 Salt Spring Island Watershed Protection Alliance strategic planning project and request staff bring recommendations to the new Salt Spring Island Local Trust Committee for how staff resources can be allocated to achieve the plan's objectives related to land use planning and project work by the Islands Trust staff.

**CARRIED**

6.1.3 SSILTC Groundwater Supply Project Update

Freshwater Specialist William Shulba presented a verbal update regarding the Salt Spring Island Local Trust Committee Groundwater Supply project.

## **7. CORRESPONDENCE**

### **7.1 E. Booth to LTC Dated October 2, 2018 - Concerning Affordable Housing Solutions**

The correspondence was received.

#### **SS-2018-254**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee direct staff provide a report to the Local Trust Committee in response to Eric Booth's email dated October 2, 2018 concerning affordable housing solutions.

**CARRIED**

### **7.2 E. Booth to LTC Dated October 9, 2018 - Concerning Ganges Sewer Capacity**

The correspondence was received.

## **8. OTHER BUSINESS**

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

RPM Cermak presented a staff report dated October 11, 2018 regarding Fee Amendments for Non-Medical Cannabis Retail License Application Fees and Other Minor Fee Bylaw Amendments.

#### **SS-2018-255**

**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 amended to insert in Section 3.4 "or a referral response completed and submitted by staff" prior to "are not entitled to a fee refund".

**CARRIED**

#### **SS-2018-256**

**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 adopted as amended.

**CARRIED**

### **8.2 Dormant Applications**

Planner Miller presented a staff report dated October 2, 2018 regarding Dormant Applications and submitted correspondence received from Brent Taylor dated October 16, 2018 regarding application SS-SUB-2014.4 (250 Collins Road).

**SS-2018-257**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee direct staff to close application files SS-SUB-2014.1, SS-SUB-2014.4, and SS-DP-2015.1.

**CARRIED**

**SS-2018-258**

**It was MOVED and SECONDED,**

that resolution SS-2015-88, that the SSILTC approve issuance of Development Permit SS-DP-2015.1 for Lot 1, Section 2, Range 2 West, North Salt Spring Island, Cowichan District, Plan 29481 subject to completion of subdivision application SS-SUB-2014.4 (250 Collins Road), adopted at the April 7, 2016 regular business meeting of the Salt Spring Island Local Trust Committee, be rescinded.

**CARRIED**

**8.3 Short Term Vacation Rentals - Bylaw Enforcement Update**

BEO Kudyba presented a memorandum dated October 11, 2018 regarding a Short Term Vacation Rental Enforcement update.

**SS-2018-259**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee direct staff to forward the staff report dated October 11, 2018 regarding Short Term Vacation Rental Enforcement Update to the next Salt Spring Island Local Trust Committee for consideration.

**CARRIED**

**8.4 Cancellation of the November 15, 2018 Local Trust Committee Meeting**

RPM Cermak presented a verbal update and reported training for new Trustees will be held November 12-15, 2018.

**SS-2018-260**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee direct staff to cancel the November 15, 2018 Local Trust Committee meeting.

**CARRIED**

The meeting recessed for lunch at 11:16 a.m. and reconvened at 12:00 p.m.

**9. TRUSTEE REPORTS**

Trustee Grams acknowledged this is his last Local Trust Committee meeting as Trustee and expressed appreciation to Chair Luckham, Trustee Grove and staff. Trustee Grams acknowledged Islands Trust Candidates Laura Patrick and Darryl Martin and community member Maxine Leichter for her contributions to the community.

Trustee Grove spoke to the end of the term and expressed appreciation to Chair Luckham, Trustee Grams and staff.

## **10. CHAIR'S REPORT**

Chair Luckham reported Islands Trust staff met with Cowichan Tribes Chief Seymour regarding the Harbour House Hotel rezoning application and at that meeting Chief Seymour requested continued communications between the Local Trust Committee, Islands Trust staff and Cowichan Tribes Chief and staff and specifically to meet with the new Local Trust Committee. Chair Luckham is planning to attend a Transport Canada Oceans Protections Plan quarterly update meeting in Vancouver on October 21, 2018. Chair Luckham expressed appreciation to Trustee Grove, Trustee Grams and staff and acknowledged Capital Regional District Director McIntyre for participating in the regular Local Trust Committee meetings.

## **11. CRD DIRECTOR'S REPORT - None**

## **12. DELEGATIONS - None**

## **13. TOWN HALL AND QUESTIONS**

Chair Luckham opened the Town Hall at 12:19 p.m.

A member of the public expressed concerns regarding bylaw enforcement of Short Term Vacation Rentals (STVRs) and asked for clarification regarding whether there is evidence that enforcement of STVRs is going to increase affordable housing. The member of the public requested the Local Trust Committee to prioritize the OCP review project and spoke to past bylaw enforcement of a mooring platform in Booth Canal.

A member of the public expressed appreciation to the Trustees for their service and expressed concerns regarding the impacts of Short Term Vacation Rentals (STVRs) on the affordable housing crisis and encouraged the Local Trust Committee to prioritize stronger enforcement of STVRs.

A member of the public thanked the Trustees for their service and expressed support for enforcement of Short Term Vacation Rentals.

A member of the public asked for clarification regarding whether the Industrial Lands Review Public Hearing would be held in the future.

A representative of the Salt Spring Island Agricultural Alliance spoke to the differences between the Agricultural Land Commission (ALC)'s regulations concerning farmworker housing and the Salt Spring Island Land Use Bylaw regulations concerning farmworker housing and requested that the Local Trust Committee review the Land Use Bylaw sections concerning farmworker housing.

## **14. APPLICATIONS AND REFERRALS**

### **14.1 Proposed Bylaw No. 507 - SS-RZ-2017.4 - 132 Corbett Road, SSI (Croftonbrook) – None**

It was noted item 14.1 was deferred to a future meeting.

**14.2 Proposed Bylaw No. 513 - SS-RZ-2017.4 - 132 Corbett Road, SSI (Croftonbrook) Housing Agreement - None**

It was noted item 14.2 was deferred to a future meeting.

**14.3 SS-DP-2018.2 - J. Litke - 118 Jackson Avenue, SSI**

Planner Klaver presented a staff report dated October 11, 2018 regarding a subdivision within Development Permit Area 1 and request for frontage exemption and submitted correspondence received from C. Bengough dated October 10, 2018 regarding the application.

Applicant Jordan Litke spoke to the application.

**SS-2018-261**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee request staff to refer file SS-DP-2018.2 to the Salt Spring Island Agricultural Advisory Planning Commission for review and comment.

**CARRIED**

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

It was noted item 14.4 was deferred to a future meeting at request of the applicant.

**15. COMMUNITY INFORMATION MEETING – None**

**16. PUBLIC HEARING**

**16.1 Proposed Bylaws No 488, 489 & 490 - Industrial Lands Review - None**

**17. CLOSED MEETING - None**

**18. UPCOMING MEETINGS**

Please check our website ([www.islandstrust.bc.ca](http://www.islandstrust.bc.ca)) or email [ssiinfo@islandstrust.bc.ca](mailto:ssiinfo@islandstrust.bc.ca) for information on the next Local Trust Committee meeting.

19. **ADJOURNMENT**

**By General Consent** the meeting adjourned at 12:47 p.m.

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Peter Luckham, Chair

Certified Correct:

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Sarah Shugar, Recorder