



Salt Spring Island Local Trust Committee Minutes of Regular Meeting

Date:	Thursday, December 6, 2018
Location:	Lions Club, Hart Bradley Memorial Hall 103 Bonnet Avenue, Salt Spring Island, BC
Members Present:	Peter Luckham, Chair Peter Grove, Local Trustee Laura Patrick, Local Trustee
Staff Present:	Stefan Cermak, Regional Planning Manager (RPM) Jason Youmans, Island Planner Seth Wright, Island Planner Ian Cox, Planner 1 Serena Klaver, Planner 1 Shelley Miller, Planner 1 Karol Kudyba, Bylaw Enforcement Officer William Shulba, Senior Freshwater Specialist Sarah Shugar, Recorder
Media and Others Present:	Gary Holman, Capital Regional District (CRD) Salt Spring Island Electoral Area Director Shannon Cowan, Salt Spring Island Watershed Protection Alliance Coordinator Gulf Islands Driftwood Reporter Approximately 47 members of the public - a.m. Approximately 65 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 9:33 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

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

3. PREVIOUS MEETINGS

3.1 Draft Minutes of the Salt Spring Island Local Trust Committee - None

3.2 Local Trust Committee Public Hearing Record - None

3.3 Resolutions Without Meeting Report

The report dated November 29, 2018 was received.

3.4 Draft Minutes of the Advisory Planning Commissions

3.4.1 Draft Minutes of the October 11, 2018 Advisory Planning Commission

The minutes were received.

3.4.2 Draft Minutes of the October 11, 2018 Agricultural Advisory Planning Commission

The minutes were received.

3.4.3 Draft Minutes of the November 1, 2018 Advisory Planning Commission

The minutes were received.

3.4.4 Draft Minutes of the November 1, 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 September 2018 was presented.

7.6 Islands Trust Conservancy Report

The report dated September 2018 was presented.

8. LOCAL TRUST COMMITTEE PROJECTS

8.1 Top Priorities & Projects Update

RPM Cermak presented a staff report dated November 28, 2018 regarding the 2018/2019 Work Program.

SS-2018-262

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to conduct a strategic planning session and consult the community to help clarify the expectations of the new Local Trust Committee and to help staff develop a work plan for the four year term.

CARRIED

SS-2018-263

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee assign "Temporary Use Permits for Secondary Suites and Cottages" as a Local Trust Committee Special Project and to report back with an updated project charter and amendment proposals to Bylaw 471.

CARRIED

SS-2018-264

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to report back with recommendations for utilizing the communications budget of \$1,500 relating to the Strategic Planning Session.

CARRIED

8.2 Watershed Management

RPM Cermak presented a staff report dated November 21, 2018 regarding Water Sustainability. Freshwater Specialist William Shulba presented the draft Salt Spring

Island Water Sustainability Framework and the draft Watershed Management: Groundwater Preservation Project Charter version 8.2.

SS-2018-265

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee retain Watershed Management as a top priority project under the new title, "Water Sustainability."

CARRIED

SS-2018-266

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee appoint Laura Patrick as a representative on the Salt Spring Island Watershed Protection Alliance.

CARRIED

SS-2018-267

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request the Salt Spring Island Watershed Protection Alliance provide input on the level of coordination required to achieve its objectives.

CARRIED

SS-2018-268

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to develop a tax requisition budget for coordination of the Salt Spring Island Watershed Protection Alliance (SSIWPA) in 2019-20 that reflects consultation with the SSIWPA Steering Committee.

CARRIED

SS-2018-269

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to schedule a community information meeting for early 2019 to consult the community on the property tax requisition for coordination of Salt Spring Island Watershed Protection Alliance in the 2019/20 fiscal year.

CARRIED

SS-2018-270

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee endorse the Salt Spring Island Water Sustainability Framework attached as Appendix 1 to this staff report.

CARRIED

SS-2018-271

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee endorse the updated Project Charter 8.2 Groundwater Preservation (formally known as Groundwater Supply) attached as Appendix 3 to this staff report.

CARRIED

The meeting recessed at 10:42 a.m. and reconvened at 10:50 a.m.

8.3 Proposed Bylaws No. 488, 489 & 490 - Industrial Lands Review

Planner Youmans presented a staff report dated November 29, 2018 regarding consideration of bylaw amendment and agency referral.

SS-2018-272

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to transfer \$2,500 in project funding from the Ganges Harbourwalk project budget (Ganges Village Area Plan) to the Industrial Lands Review (Industrial Land Use Bylaw) project budget.

CARRIED

SS-2018-273

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee refer Bylaws 488, 489, and 490 to the following agencies for review and comment:

- Agricultural Land Commission (ALC);
- Ministry of Energy, Mines and Petroleum Resources (Permitting);
- CRD Environmental Services (Solid Waste);
- Ministry of Environment (Waste Management);
- First Nations as shown in Appendix 6; and

that staff identify in those referrals the specific properties/issues of concern.

CARRIED

SS-2018-274

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee endorse amended project charter version 3.1 included as Appendix 5.

CARRIED

8.4 Ganges Harbourwalk

Planner Youmans presented a memorandum dated November 28, 2018 regarding the Ganges Harbourwalk Steering Committee.

9. OTHER BUSINESS

9.1 Islands Trust Tool Kit for Protecting the Coastal Douglas-fir Zone

RPM Cermak presented a staff report dated November 27, 2018 regarding a Protecting the Coastal Douglas-fir Zone and Associated Ecosystems Tool Kit.

SS-2018-275

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee add the Protection of the Coastal Douglas-fir and Associated Ecosystems: An Islands Trust Tool Kit (2018) report to the projects list for consideration at a later time.

CARRIED

9.2 Short Term Vacation Rentals - Bylaw Enforcement Update

BEO Kudyba presented a memorandum dated November 29, 2018 regarding a short-term vacation rental (STVR) enforcement update.

9.3 2019 Salt Spring Island Local Trust Committee Meeting Schedule

RPM Cermak presented a memorandum dated November 29, 2018 regarding the 2019 Salt Spring Island Local Trust Committee meeting schedule.

SS-2018-276

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve the proposed 2019 Regular Meeting Schedule as presented.

CARRIED

9.4 Cannabis - Processing of Notice to Local Authorities

Planner Miller presented a staff report dated November 28, 2018 regarding Cannabis – Processing of Notice to Local Authorities.

SS-2018-277

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee rescind resolution SS-2016-167 “that the Salt Spring Island Local Trust Committee direct staff to add the following to the Policy and Standing Resolutions List: The Salt Spring Island Local Trust Committee direct staff to report to the Salt Spring Island Local Trust Committee with all proponent names and proposed locations as submitted in the Notice of Intent to apply to become a licensed producer of marihuana for medical purposes, adopted at the July 21, 2016 regular business meeting of the Salt Spring Island Local Trust Committee.”

CARRIED

SS-2018-278

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee adopt the following standing resolution: that the Salt Spring Island Local Trust Committee request that Notices of Intention to apply for a Federal Cannabis License be included in the Local Trust Committee regular meeting agenda package.

CARRIED

10. CORRESPONDENCE

- 10.1 Salt Spring Island Agricultural Alliance to the LTC, Dated October 9, 2018 - Concerning Farmworker Housing and Agri-tourism Accommodation**
- 10.2 Minister S. Robinson to LTC, Dated October 17, 2018 - Concerning Local Government Service Delivery on SSI**
- 10.3 A. Dorazio to LTC, Dated October 30, 2018 - Concerning Covenant Agreement ET112687 and ET112692**
- 10.4 P. McAllister to LTC, Dated October 30, 2018 - Concerning Commercial Logging in the Beddis Road Area**
- 10.5 R. Mah Poy to LTC, Dated October 31, 2018 - Concerning Cell Phone Coverage on SSI**
- 10.6 G. Kidd to LTC, Dated November 1, 2018 - Concerning Commercial Fishing & Predator Nets on Baker Beach**
- 10.7 P. Grange to LTC, Dated November 4, 2018 - Concerning Commercial Fishing and Environmental Impact on Baker Beach**
- 10.8 D. Hodgins to LTC, Dated November 5, 2018 - Concerning Updating the OCP and Water Resources.**
- 10.9 Pender Islands Trust Protection Society to LTC, Dated November 5, 2018 - Invitation to a Watersheds, Groundwater and Climate Change Seminar**
- 10.10 J. Slakov to LTC, Dated November 7, 2018 - Concerning Logging on Salt Spring Island**
- 10.11 D. and R. Magnusson to LTC, Dated November 7, 2018 - Concerning Bylaw 512 (Affordable Rental Housing - Cottages)**
- 10.12 D. and R. Magnusson to LTC, Dated November 7, 2018 - Concerning Commercial Fishing and Environmental Impact on Baker Beach**
- 10.13 P. McAllister to LTC, Dated November 8, 2018 - Concerning Commercial Logging in the Beddis Road Area**

- 10.14 J. Wilkinson and P. McAllister to LTC, Dated November 13, 2018 - Concerning Commercial Logging in the Beddis Road Area**
- 10.15 P. McAllister to Chair Luckham, and response, Dated November 15, 2018 - Concerning Commercial Logging in the Beddis Road Area**
- 10.16 A. St-Yves to LTC, Dated November 19, 2018 - Concerning Commercial Logging in the Beddis Road Area**
- 10.17 J. Gelwicks to LTC, Dated November 18, 2018 - Concerning Tiny Homes**
- 10.18 C. Thompson of the Lyackson First Nation to Ministry of Forests, Lands, Natural Resource Operations and Rural Development (cc LTC), Dated November 20, 2018 - Concerning response to Heritage Site Alteration Permit Application 18A0444**
- 10.19 J. McGillivray to LTC, Dated November 22, 2018 - Concerning Logging in the Beddis Road Area**
- 10.20 D. Thompson to Ministry of Forests, Lands, Natural Resource Operations and Rural Development; cc LTC, Dated November 27, 2018 - Concerning Commercial Fishing and Predator Nets on Baker Beach**
- 10.21 Office of MLA Adam Olsen to LTC, regarding J. Northey's letter, Dated November 27, 2018 - Concerning woodsmoke and health**
- 10.22 D. Fay to LTC, Dated November 27, 2018 - Concerning Commercial Logging in the Beddis Road Area**
- 10.23 P. McAllister to LTC, Dated November 27, 2018 - Concerning Commercial Logging in the Beddis Road Area**
- 10.24 D. Rapport to P. Luckham; cc LTC, Dated November 28, 2018 - Concerning SSIWPA's Funding Request for 2019-2020**

The correspondence items were received for information.

The meeting recessed for lunch at 11:47 a.m. and reconvened at 12:00 p.m.

11. TRUSTEE REPORTS

Trustee Patrick reported she has been elected to Executive Committee and is the newly appointed Chair of the North Pender Island Local Trust Committee, the South Pender Island Local Trust Committee, the Thetis Island Local Trust Committee, and the Saturna Island Local Trust Committee. Trustee Patrick attended a meeting with Trustee Grove, CRD Director Holman and Malcolm McNaughton, BC Housing Director of Regional Development Vancouver Island on November 26, 2018 regarding affordable housing. The elected officials extended an invitation to

Mr. McNaughton to visit Salt Spring Island to speak about funding opportunities for affordable housing projects. Trustee Patrick attended a North Pender Island Local Trust Committee meeting.

Trustee Grove welcomed newly elected Trustee Patrick and expressed concern regarding climate change, affordable housing and recent commercial logging in the Beddis Road area. He reported that MLA Adam Olsen is planning a meeting with Penelakut Seafoods Inc. regarding the Booth Bay shellfish aquaculture Crown Lease application. Trustee Grove has been appointed Chair of the Financial Planning Committee.

12. CHAIR'S REPORT

Chair Luckham reported there are 13 newly elected Trustees on Trust Council and Trustee orientation is underway. Chair Luckham reported Trust Council continues to advocate regarding the impacts of vessel anchorages. Executive Committee is scheduled to meet with San Juan County elected officials in December.

13. CRD DIRECTOR'S REPORT

Capital Regional District (CRD) Director Gary Holman reported that Richard Kerr has been appointed the CRD Alternate Director. Director Holman reported the North Salt Spring Waterworks District (NSSWD) and CRD staff are in discussions with the Province regarding options that would allow eligibility for infrastructure funding, including the option to become a CRD service; CRD staff is considering the possibility of consolidating the smaller water and sewer local service areas for service delivery; and that a third well has been drilled at the CRD Drake Road affordable housing property and the well capacity is subject to further testing. Director Holman will submit a regular CRD Director report to the Driftwood newspaper and is planning to host a public meeting regarding the CRD budget and welcomed the Trustees to attend. Director Holman has convened a Climate Action Working Group to review and identify gaps in Salt Spring Island Climate Action Council's Climate Action Plan. He acknowledged the work of the Salt Spring Island Watershed Protection Alliance (SSIWPA), expressed support for a multi-jurisdictional approach to water sustainability on Salt Spring Island and reported he is planning to meet with Jane Squier and CRD Water Service Area Commissioners that were signatories on the recent letter to the Local Trust Committee to discuss concerns related to SSIWPA funding. Director Holman expressed concern that there are currently approximately 130 people experiencing homelessness on Salt Spring Island, according to the last survey, and that more needs to be done to address the issue. He spoke to his commitment to establish a Local Community Commission for Salt Spring Island, subject to voter approval that would broaden local CRD elected representation and acknowledged the recent efforts of the Dead Boat Society to clean up derelict vessels and reported that funding support for the project included a contribution from the CRD in the form of reduced Hartland Landfill tipping fees, in partnership with the Transport Canada Abandoned Boats Program. Director Holman expressed support for the Islands Trust statutory right-of-way application to the Ministry of Forests, Lands, Natural Resource Operations and Rural Development to secure a harbour walk route adjacent to the Ganges Marina owned lands and will be contacting the Ministry to express his support and noted that securing the statutory right-of-way should be pursued separately from the issue of land use changes proposed by the upland property owner.

14. DELEGATIONS

14.1 Jane Squier - Regarding Islands Trust Funding for Salt Spring Island Watershed Protection Alliance (SSIWPA)

Jane Squier presented a letter regarding Islands Trust Funding for Salt Spring Island Watershed Protection Alliance.

15. TOWN HALL AND QUESTIONS

Chair Luckham opened the Town Hall at 12:41 p.m.

Four members of the public expressed support for protecting trees and requested the Local Trust Committee to protect ecosystems on Salt Spring Island.

A member of the public expressed concerns that the “Sensitive Ecosystems of Eastern Vancouver Island and the Gulf Islands” mapping that was completed for the Province of British Columbia in 1993 has not been used as a tool to protect ecosystems and submitted a letter entitled “Forests, Climate Change, Water and the Protection of Endangered Ecosystems”.

A member of the public expressed support for the Coastal Douglas-fir tool kit and asked the Local Trust Committee to take immediate action to stop the current logging operation in the Beddis Road area.

A member of the public expressed concern regarding the logging in the Beddis Road area, suggested several tools that the Local Trust Committee could use to protect forest ecosystems and submitted a document entitled “What Can I Do? and What I Will Do – Extensive Logging of Private Lands”.

A member of the public expressed concerns regarding commercial logging in the Beddis Road area and requested the Local Trust Committee to consider how Islands Trust and the Capital Regional District can work collaboratively going forward.

Two members of the public expressed concern regarding the commercial logging on in the Beddis Road area, requested the Local Trust Committee to put a halt to the logging operation and submitted a document dated December 6, 2018.

A member of the public expressed concern regarding the commercial logging in the Beddis Road area and submitted a document entitled “A call for Islands Trust to suspend commercial logging operation on Beddis Road”.

A member of the public expressed concern regarding the commercial logging in the Beddis Road area and asked the Local Trust Committee what can be done to stop the logging operation.

A member of the public expressed concerns regarding the commercial logging in the Beddis Road area, requested the Local Trust Committee to prioritize critical issues and suggested that

50% of staff time could be allocated to processing applications and 50% of staff time could be allocated to critical issues.

A member of the public spoke to forest emissions and asked the Local Trust Committee to take action to improve the emissions in the Coastal Douglas-fir zones.

A member of the public expressed concerns regarding the commercial logging in the Beddis Road area and asked the Local Trust Committee to add the Coastal Douglas-fir toolkit to the priority projects list.

A member of the public expressed concerns regarding the development pressure on Salt Spring Island and suggested a sustainable economic model for forest management.

A member of the public expressed concerns regarding protection of archaeological sites.

A member of the public asked for clarification regarding application SS-BP-2018.89, expressed support for Bylaw No. 195 and the intent to protect water within the Cusheon Lake Watershed and expressed concerns regarding termination of historical Land Use Contracts.

A member of the public acknowledged the Local Trust Committee for adding public consultation to the Strategic Planning process and requested that future public consultation events include time for everyone to be heard. The member of the public also expressed concerns regarding proposed Bylaw No. 512 – Affordable Rental Housing – Cottages and requested the Local Trust Committee to only allow increased density in areas that do not have water issues.

A member of the public expressed concerns regarding the priority items list and requested the Local Trust Committee consider adoption of a projects list that balances long term projects, short term projects and applications.

A member of the public provided an update regarding the “Protect Booth Bay on Salt Spring Island” group and expressed support of a marine stewardship plan that could be used as a guide for agencies when considering commercial shellfish aquaculture proposals.

A member of the public expressed concerns regarding the commercial shellfish aquaculture proposal for Booth Bay.

A member of the public submitted a letter dated December 5, 2018 concerning the commercial logging in the Beddis Road area.

The meeting recessed at 1:38 p.m. and reconvened at 1:44 p.m.

16. APPLICATIONS AND REFERRALS

16.1 SS-RZ-2018.1 - D. Brown and E. Evanik - 155 Rainbow Road, SSI

Planner Youmans presented a staff report dated November 26, 2018 regarding proposed Bylaws No. 510 & 511 for consideration of second reading.

Applicant David Brown spoke to the application.

SS-2018-279

It was MOVED and SECONDED,

that Salt Spring Island Local Trust Committee Bylaw No. 510, cited as “Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Amendment No. 1, 2018” be read a second time.

CARRIED

SS-2018-280

It was MOVED and SECONDED,

that Salt Spring Island Local Trust Committee Bylaw No. 511, cited as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 1, 2018,” be amended in accordance with Appendix 2 of the staff report dated December 6, 2018.

CARRIED

SS-2018-281

It was MOVED and SECONDED,

that Salt Spring Island Local Trust Committee Bylaw No. 511, cited as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 1, 2018” be read a second time as amended.

CARRIED

SS-2018-282

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff that consideration of final adoption of Bylaw No. 511 be subject to written confirmation from the Capital Regional District that funds in the amount of \$10,500 have been received to be held in trust for future development of pedestrian infrastructure on Rainbow Road.

CARRIED

SS-2018-283

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff that consideration of final adoption of Bylaw No. 511 be subject to written confirmation from the Ministry of Transportation and Infrastructure that a commercial access permit has been obtained.

CARRIED

SS-2018-284

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff that consideration of final adoption of Bylaw No. 511 be subject to confirmation that bicycle parking is provided on the subject property in accordance with Section 7.5 of the Salt Spring Island Land Use Bylaw.

CARRIED

SS-2018-285

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff that consideration of final adoption of Bylaw No. 511 be subject to confirmation that metal loading zone signage has been installed on the fence along the eastern property line stating that no parking is permitted in that location from Monday to Friday.

CARRIED

SS-2018-286

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff that consideration of final adoption of Bylaw No. 511 be conditional upon confirmation of lot consolidation or registration of a legal instrument on title to ensure that parking requirements for "Lot 7" will not be compromised by future sale or development of "That Part of Lot D".

CARRIED

SS-2018-287

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. 510, cited as "Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Amendment No. 1, 2018" and Bylaw No. 511, cited as Salt Spring Island Land Use Bylaw, 1999, Amendment No. 1, 2018" are not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

SS-2018-288

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to schedule a Community Information Meeting and Public Hearing for Bylaw No. 510, cited as "Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Amendment No. 1, 2018," and Bylaw No. 511, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 1, 2018".

CARRIED

16.2 SS-DVP-2018.9 - J. Watkin - 161 Fulford-Ganges Road, SSI

Planner Wright presented a staff report dated November 28, 2018 regarding a Development Variance Permit to allow the siting of existing structures within multiple setbacks.

Representative of the applicant, Colin Drummond spoke to the application.

SS-2018-289

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request that the applicant work with the BC Archaeology Branch to place a Notice of Heritage Status, under Section 32 of the Heritage Conservation Act, on the title of the subject property (SS-DVP-2018.9 – 161 Fulford-Ganges Road).

CARRIED

16.3 SS-DP-2018.10 - J. Watkin - 161 Fulford Ganges Road, SSI

Application SS-DP-2018.10 was deferred subject to further consideration of SS-DVP-2018.9 (161 Fulford-Ganges Road).

The meeting recessed at 2:51 p.m. and reconvened at 3:00 p.m.

16.4 SS-DP-2018.13 & SS-DVP-2018.13 - F. Dos Santos - 416 Old Scott Road, SSI

Planner Cox presented a staff report dated November 26, 2018 regarding Development Permit and Development Variance Permit applications to permit the siting of deck and ramp structures associated with a permitted non-commercial dock use within 15 metres of the natural boundary of the sea.

SS-2018-290

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve issuance of Development Permit SS-DP-2018.13 (416 Old Scott Road).

CARRIED

SS-2018-291

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve issuance of Development Variance Permit SS-DVP-2018.13 (416 Old Scott Road).

CARRIED

16.5 SS-HAP-2018.1 - M. Ogilvie - 125 Rainbow Road, SSI

Planner Cox presented a staff report dated November 27, 2018 regarding a Heritage Alteration Permit to allow the removal of an identified heritage apple tree.

Applicant Martin Ogilvie spoke to the application.

SS-2018-292

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve issuance of the proposed Heritage Alteration Permit SS-HAP-2018.1 (125 Rainbow Road).

CARRIED

16.6 SS-BP-2018.89 - C. Bremner - 355 B Blackburn Road, SSI

Planner Cox presented a staff report dated November 14, 2018 regarding a request to permit the siting of an accessory building in accordance with Bylaw No. 195. Planner Cox noted there is a typo in the staff report on page 4, first paragraph: should replace "Bullock Lake Farm Society" with "Blackburn Farm Society".

Applicant Carol Bremner spoke to the application.

SS-2018-293

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee resolve to permit construction of the proposed accessory building in accordance with the dimensions and siting as described by building permit SS-BP-2018.89 at 355 B Blackburn Road.

CARRIED

16.7 SS-SDP-2016.3 - M. Mackie - 170 Jones Road, SSI

Planner Miller presented a staff report dated November 14, 2018 regarding a Soil Deposit and Removal Permit application.

SS-2018-294

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve issuance of Soil Deposit and Removal Permit SS-SDP-2016.3, conditional upon the submission of an irrevocable letter of credit of \$11,000, to the Islands Trust (170 Jones Road).

CARRIED

Resolution SS-2018-294 was rescinded at the SSI LTC Regular Meeting of Nov 11, 2020 through Resolution SS-2020-166

16.8 SS-DVP-2018.3 - R. Atkinson & V. Challandes - 195 Head Street, SSI

Planner Klaver presented a staff report dated November 29, 2018 regarding a Development Variance Permit to vary a rear lot line setback to make lawful the siting of an existing dwelling.

Applicant Vivienne Challandes spoke to the application.

SS-2018-295

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve issuance of Development Variance Permit SS-DVP-2018.3 for variance to dwelling as presented in Attachment 1 (195 Head Street).

CARRIED

16.9 SS-DVP-2018.10 - E. Booth - 185 Grantville Street, SSI

Planner Klaver presented a staff report dated November 29, 2018 regarding reconsideration of request for variances to lot line setbacks on two quarter-acre lots to expand allowable building envelopes for residential development.

Applicant Eric Booth spoke to the application.

SS-2018-296

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee defer application SS-DVP-2018.10 to the next meeting (185 Grantville Street).

CARRIED

17. CLOSED MEETING - None

18. UPCOMING MEETINGS

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled for 9:30 a.m. on January 29, 2019 at the Harbour House Hotel, 121 Upper Ganges Road.

19. ADJOURNMENT

By General Consent the meeting adjourned at 4:42 p.m.

Peter Luckham, Chair

Certified Correct:

Sarah Shugar, Recorder