



Salt Spring Island Local Trust Committee Minutes of Regular Meeting

- Date:** Tuesday, January 21, 2020
- Location:** Lions Hall, 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
Claire Negrin, Island Planner
Geordie Gordon, Planner 1
Kristine Mayes, Planner 1
Sarah Shugar, Recorder
- Media and Others Present:** Gary Holman, Capital Regional District (CRD) Salt Spring Island Electoral Area Director
Gulf Islands Driftwood Reporter
Approximately 8 members of the public - a.m.
Approximately 17 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 additional item was presented for consideration:

10. Closed Meeting

The following supplemental item was presented for consideration:

- 4.1.2 Draft Minutes of the December 16, 2019 SSI LTC Community Information Meeting

By general consent the agenda was adopted as amended.

The meeting recessed at 9:32 a.m. for the Public Hearing.

3. PUBLIC HEARING

3.1 Proposed Bylaw No. 519 – SS-RZ-2019.2 – 127 Lower Ganges Road, SSI (Thrifty Liquor Store)

The meeting reconvened at 9:47 a.m.

4. PREVIOUS MEETINGS

4.1 Draft Minutes of the Salt Spring Island Local Trust Committee

4.1.1 Draft Minutes of the December 16, 2019 SSI LTC Regular Meeting

The following addition was presented for consideration:

- 7.2 Replace “The Trustees acknowledged the significant work that the community groups are working towards concerning affordable housing.” with “The Trustees acknowledged the significant work that the community groups are working towards concerning affordable housing, the Climate Action Plan and the Area Farm Plan.”

By general consent, the minutes of the December 16, 2019 Salt Spring Island Local Trust Committee meeting were adopted as amended.

4.1.2 Draft Minutes of the December 16, 2019 SSI LTC Community Information Meeting

By general consent, the minutes of the December 16, 2019 Salt Spring Island Local Trust Committee Community Information Meeting were adopted.

4.2 Resolutions Without Meeting Report – None

4.3 Draft Minutes of the Advisory Planning Commissions

4.3.1 Draft Minutes of the December 12, 2019 Advisory Planning Commission Meeting

The minutes were received for information.

4.3.2 Draft Minutes of the December 12, 2019 Agricultural Advisory Planning Commission Meeting

The minutes were received for information.

4.3.3 Draft Minutes of the January 9, 2020 Advisory Planning Commission Meeting

The minutes were received for information. The Trustees expressed appreciation to the members of the Advisory Planning Commission and the Agricultural Advisory Planning Commission.

5. PREVIOUS MEETINGS BUSINESS ARISING FROM MINUTES

5.1 Follow-Up Action List

The report was received.

6. REPORTS

6.1 Policy and Standing Resolutions List

The report was received.

SS-2020-001

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to add Standing Resolution SS-2019-253 to the Follow Up Action List.

CARRIED

6.2 Work Program Top Priorities Report

The report was received.

6.3 Projects List

The report was received.

SS-2020-002

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee place “Improving Islands Trust and Salt Spring Island Local Trust Committee Communications” on the Projects List and include “Mine permits for aggregate pits and quarries” as a topic.

CARRIED

6.4 Applications with Status Report

6.4.1 Applications with Status Report

The report was received.

6.4.2 Quarterly Report

RPM Cermak presented a memorandum dated January 3, 2020 regarding Applications Received – Quarterly Report for information.

6.5 Expense Report

The report was received.

6.6 Islands Trust Conservancy Board Report – November 2019

Chair Luckham acknowledged Robin Williams has resigned from the Islands Trust Conservancy Board and thanked him for his work. Chair Luckham reported Dr. Susan Hannon has been appointed to the Islands Trust Conservancy Board.

6.7 Salt Spring Island Watershed Protection Alliance (SSIWPA) Coordinator's Report - None

6.8 Housing Working Group

Trustee Patrick presented a verbal update and advised she has been working with staff to draft a Terms of Reference for the Housing Working Group.

7. LOCAL TRUST COMMITTEE PROJECTS

7.1 Water Sustainability Project - Salt Spring Island Watershed Protection Alliance (SSIWPA) Special Tax Requisition - Staff Report

Planner Youmans presented a staff report dated January 14, 2020 regarding SSIWPA Special Property Tax Requisition – Fiscal 2020/21. Trustee Patrick presented a verbal update and reported that she has been in discussions with staff to clarify what the unspent reserve funds can be spent on.

SS-2020-003

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to provide a report regarding how the Salt Spring Island Watershed Protection Alliance (SSIWPA) unspent reserve funds can be allocated.

CARRIED

8. OTHER BUSINESS – None

9. CORRESPONDENCE

9.1 S. Mahoney to LTC, dated December 10, 2019 - Concerning Creation of Eco Villages

The correspondence was received.

9.2 W. Kaye to LTC, dated December 13, 2019 - Concerning Housing Crisis on Salt Spring Island

The correspondence was received.

9.3 P. Marcano to LTC, dated December 30, 2019 - Concerning OCP and Housing Needs

The correspondence was received.

9.4 E. Harper, L. Patrick and P. Grove, dated January 4-6, 2020 - Concerning OCP and Housing Concerns

The correspondence was received.

9.5 E. Harper and H. Warner to LTC, dated January 5, 2020 - Concerning OCP and Housing Crisis

The correspondence was received.

SS-2020-004

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to forward correspondence items 9.1, 9.2, 9.3, 9.4 and 9.5 to the Housing Working Group for consideration.

CARRIED

9.6 T. Varzeliotis to LTC, dated January 7, 2020 - Concerning Ideas Bank

The correspondence was received.

10. CLOSED MEETING

10.1 Motion to Close the Meeting

SS-2020-005

At 10:57 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 90 (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

10.2 Motion to Open the Meeting

SS-2020-006

At 11:15 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

10.3 Rise and Report – None

The meeting recessed at 11:15 a.m. for lunch and reconvened at 12:00 p.m.

11. TRUSTEE REPORTS

Trustee Grove reported he is planning to attend the Financial Planning Committee meeting in Victoria on January 22, 2019. Trustee Grove acknowledged Trustee Patrick for bringing forward the idea to form a Salt Spring Housing Working Group, noted the Islands Trust toolkit is limited

to land use planning and spoke to the Capital Regional District's role in providing affordable housing.

Trustee Patrick reported she attended meetings with the following: the Salt Spring Island Watershed Protection Alliance (SSIWPA); Joe Akerman regarding Xwaaqw'um Village wetland restoration and the Islands Trust reconciliation work; the Climate Action Plan Steering Committee; the Area Farm Plan Steering Committee; and the SSI Rotary Club regarding island businesses and workforce housing. Following the meeting with the SSI Rotary Club, Trustee Patrick toured the local business Symmetric Designs Ltd. Trustee Patrick reported she met with Capital Regional District (CRD) Director Holman and University of Victoria Professor Tom Gleeson to discuss an upcoming hydrogeological project investigating the permeability of the geological fault zone in Fulford Harbour and noted the study will be closely monitored by SSIWPA's Technical Working Group. She reported SSIWPA has elected Trustee Patrick as Chair and CRD Director Holman as Vice Chair and noted SSIWPA's rainwater harvesting materials should be available this Spring; and that the Salt Spring Community Alliance is planning to host a Spring 2020 Meeting regarding water, which SSIWPA will assist with. Trustee Patrick attended Member of Parliament (MP) Elizabeth May's Community Town Hall event on January 17, 2020 and in advance of the meeting Trustee Patrick spoke to CBC Radio *All Points West* show on the topic of floating homes. Trustee Patrick reported Member of the Legislative Assembly (MLA) Adam Olsen is planning to organize a meeting with stakeholders regarding float homes and noted the Trust Council's Executive Committee has selected the topic of seeking a regional approach to liveaboards to develop into a resolution for the Association of Vancouver Island and Coastal Communities and hopefully onto the Union of BC Municipalities. Trustee Patrick is planning to attend the *Our Forests: A Community Conversation* meeting hosted by the Salt Spring Community Alliance on January 27, 2020 at 7:00 p.m. and will attend the North Pender Island Local Trust Committee and South Pender Island Local Trust Committee meetings next week. Trustee Patrick reported the Area Farm Plan Community Town Hall No. 2 entitled *The Future of Agriculture on Salt Spring Island* is scheduled on February 1, 2020 1:00 p.m. to 4:00 p.m. and noted the application to be a delegation at the March 2020 Trust Council on Salt Spring Island will close on February 18, 2020.

12. CHAIR'S REPORT

Chair Luckham reported Trust Council is reviewing how to facilitate electronic meetings as part of the Islands Trust Declaration of a Climate Emergency and commitment to reduce carbon emissions. Chair Luckham is planning to attend the Financial Planning Committee meeting on January 22, 2020 regarding the draft 2020/2021 budget and noted the Islands Trust is seeking public feedback regarding the draft 2020/2021 budget. Chair Luckham reported there is a proposed affordable housing project on Denman Island that has proposed to be sourced by rainwater only. The next Trust Council will be held on March 10 to 12, 2020 at the Harbour House Hotel on Salt Spring Island.

13. CRD DIRECTOR'S REPORT

Capital Regional District (CRD) Electoral Area Director Gary Holman reported the following:

- The CRD has initiated an Alternate Approval Process (AAP) to increase funding for an additional \$10 million to extend the Regional Housing First Program that funds affordable housing projects in the CRD. BC Housing and the Canada Mortgage and Housing

Corporation (CMHC) have committed to contribute \$10 million each for a total of \$30 million. The tax requisition increase must be approved by 11 of the 16 local governments that make up the CRD. The borrowing will cost the average household on Salt Spring Island approximately \$4 per household per year. The AAP petitions are available at the CRD office and the AAP process will be open until February 18, 2020.

- CRD Director Holman is participating in the Climate Action Plan update and the Area Farm Plan update and noted both the draft Climate Action Plan and the draft Area Farm Plan will be available to the public in the Spring.
- The Salt Spring Island Watershed Protection Alliance (SSIWPA) has agreed to a 2020-21 workplan and one of the priority items is a water availability study for Weston Lake. CRD Director Holman reported the applicant of the Vortex project at the old Fulford Inn property has proposed to be included in the Fulford Water Service Area. There will be a review regarding whether the Fulford Water Service Area has sufficient water supply to provide water to properties along the proposed extension.
- CRD Director Holman expressed support for permitting suites in the Fulford Village Area to increase affordable housing.

14. DELEGATIONS – None

15. TOWN HALL AND QUESTIONS

Chair Luckham opened the Town Hall at 12:20 p.m.

A member of the public expressed concerns regarding application SS-DVP-2019.6 (445 Blackburn Road) including the proposed road and protecting the Cusheon Lake watershed.

A member of the public expressed concerns regarding application SS-DVP-2019.6 (445 Blackburn Road) including stormwater drainage and the need to protect the Cusheon Lake watershed. The member of the public requested the Local Trust Committee to refer the application to Freshwater Specialist Shulba for comment.

A member of the public expressed support regarding application SS-RZ-2018.3 (377 Seymour Heights Road).

16. APPLICATIONS AND REFERRALS

16.1 Proposed Bylaw No. 519 - SS-RZ-2019.2 - P. Busby, Sobeys - 127 Lower Ganges Road, SSI

Planner Negrin presented a staff report dated January 10, 2020 regarding a Rezoning application to allow a liquor store - For consideration of 2nd and 3rd reading.

A representative of the applicant spoke to the application.

SS-2020-007

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. 519, cited as “Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 2, 2019” is not contrary or at variance with the Islands Trust Policy Statement.

CARRIED

SS-2020-008

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee Bylaw No. 519, cited as “Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No.2, 2019” be read a second time.

CARRIED

SS-2020-009

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee Bylaw No. 519, cited as “Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 2, 2019” be read a third time.

CARRIED

SS-2020-010

It was MOVED and SECONDED,

that Salt Spring Island Local Trust Committee Bylaw No. 519 be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

CARRIED

16.2 SS-TUP-2019.4 - P. Akerman - 189 Jones Road, SSI

Planner Negrin presented a staff report dated January 10, 2020 regarding a Temporary Use Permit application to allow aggregate processing within an existing gravel extraction area.

SS-2020-011

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve issuance of Temporary Use Permit SS-TUP-2019.4 up to 2 years (189 Jones Road).

CARRIED

16.3 SS-DVP-2019.6 - J. Litke, Polaris Land Surveying Inc. - 445 Blackburn Road, SSI

Planner Gordon presented a staff report dated January 10, 2020 regarding a proposed variance for frontage on 2 highways and lot split by a road.

Applicant Jordon Litke spoke to the application.

SS-2020-012

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve issuance of Development Variance Permit SS-DVP-2019.6 (445 Blackburn Road).

CARRIED

The meeting recessed at 1:09 p.m. and reconvened at 1:11 p.m.

16.4 SS-DP-2019.12 - B. Irving - 121 Upper Ganges Road, SSI

Planner Youmans presented a staff report dated January 14, 2020 regarding an amendment of the existing development permit that regulates the form and character of development as well as the landscaping at the Harbour House Hotel.

Applicant Robert Irving spoke to the application.

SS-2020-013

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee issue Development Permit SS-DP-2019.12 (121 Upper Ganges Road).

CARRIED

16.5 SS-DP-2019.2 – N. Fridd – 600 Isabella Point Road, SSI

Planner Mayes presented a staff report dated January 10, 2020 regarding a Subdivision within Development Permit Areas 4 (Lakes, Streams and Wetlands), 6 (Unstable Slopes and Soil Erosion Hazards), and 7 (Riparian Areas).

Applicant Neil Fridd spoke to the application.

SS-2020-014

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee approve issuance of Development Permit SS-DP-2019.2 (600 Isabella Point Road).

CARRIED

17. UPCOMING MEETINGS

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled on February 18, 2020 at the Hart Bradley Hall (Lions Club), 103 Bonnet Avenue, Salt Spring Island.

18. ADJOURNMENT

By general consent the meeting adjourned at 1:40 p.m.

Peter Luckham, Chair

CERTIFIED CORRECT:

Sarah Shugar, Recorder