



Salt Spring Island Local Trust Committee Minutes of Regular Meeting

Date: Tuesday, May 26, 2020

Location: Electronic Meeting

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
Geordie Gordon, Planner 2
Kristine Mayes, Planner 1
William Shulba, Senior Freshwater Specialist
Daniela Murphy, Legislative Clerk
Shayla Burnham, Office Administrative Assistant
Sarah Shugar, Recorder

Media and Others Present: Gary Holman, Capital Regional District (CRD) Salt Spring Island Electoral Area Director
Gulf Islands Driftwood Reporter
Approximately 30 members of the public

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. and welcomed everyone to the second electronic meeting of the Salt Spring Island Local Trust Committee. Chair Luckham 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:
15.1.4 Salt Spring Island Local Trust Committee Agenda Packages

By general consent, the agenda was adopted as amended.

3. TRUSTEE REPORTS

Trustee Grove presented the following report:

- Has been attending weekly meeting with MLA Adam Olsen regarding COVID-19 response and recovery;
- Attended a Salt Spring Alliance meeting on May 25, 2020 regarding the New Normal – How Can Salt Spring Come Back Better;
- Acknowledged staff for support in transitioning to electronic meetings.

Trustee Patrick presented the following report:

- The Salt Spring Climate Action Plan public engagement process has launched. The link to the survey is <https://saltspringclimate.ethelo.net/> and the survey closes on June 20, 2020.
- The Business and Farm Response and Recovery Plan Task Force continue to meet every second week. Please see the Info Hub COVID-19 at <https://hub.ruralislandspartnership.ca/> and details regarding the agriculture plan are available at plantofarm.org;
- The Housing Working Group work continues and the group is aiming to present a proposal for a housing planning project in the next month or two.
- The Centre for Rural Health Research, within the University of British Columbia's Department of Family Practice in partnership with the BC Rural Health Network has created a COVID-19 survey to learn from rural and remote BC communities about their experiences and responses to COVID-19. The survey can be found at <http://bit.ly/RERCOVID-19> - the survey is available on an ongoing basis, with no established end date;
- Attended a meeting regarding Forest Education;
- Has been attending weekly meetings with MLA Adam Olsen regarding COVID-19 response and recovery.

4. CHAIR'S REPORT

Chair Luckham reported he has been attending bi-weekly meetings with Island Health regarding the BC COVID-19 Restart Plan. The next Trust Council will be an electronic meeting held on June 15 to 17, 2020 and the deadline for delegation requests is May 26, 2020.

5. CRD DIRECTOR'S REPORT

Director Holman presented the following report:

- The Salt Spring Island Transportation Commission will meet on May 26, 2020 regarding the first phase of the North Ganges Transportation Plan network;
- The Salt Spring Island Transit service fares will be reintroduced on June 1, 2020;
- The Salt Spring Island Parks and Recreation Commission has received approval for a grant for an addition to the Rainbow Road Indoor Pool that will provide a space for childcare and future multi-use purposes;
- Concerns continue regarding people gathering in Centennial Park including social distancing concerns, alcohol consumption and disorderly conduct. Director Holman is working with Salt Spring Island Community Services to provide outreach and shelter space for the unsheltered community.
- Director Holman is also working with Island Health regarding outreach to provide COVID-19 health screening and testing for the homeless community;

- The CRD has approved coordination of a water sustainability study for Weston Lake.
- Expressed support for legalization of secondary suites in the Fulford Village, based on water availability.
- The Salt Spring Island Fire Protection District will host a community wood-chipping program that will provide on-site chipping to local residents. The program is funded by the CRD.

6. CORRESPONDENCE

Correspondence received concerning current applications and/or projects is posted to the SSI LTC webpage.

6.1 C. Carthew, Centre for Rural Health Research to LTC - Dated April 21, 2020 - Concerning Rural Evidence Review Project and Survey

The correspondence was received.

SS-2020-051

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to post the link to the Rural Evidence Review Project and Survey to the Islands Trust website.

CARRIED

6.2 R. Lobalbo to LTC - Dated April 23, 2020 - Concerning electronic meetings

The correspondence was received.

6.3 M. Leichter to LTC - Dated April 26, 2020 - Concerning support for new proposed bylaw enforcement policy

The correspondence was received.

6.4 S. and R. Tarasoff to LTC - Dated April 27, 2020 - Concerning support for new proposed bylaw enforcement policy

The correspondence was received.

6.5 W. and D. Hewitt to LTC - Dated April 27, 2020 - Concerning support for new proposed bylaw enforcement policy

The correspondence was received.

6.6 I. Peace to LTC - Dated April 28, 2020 - Concerning support for new proposed bylaw enforcement policy

The correspondence was received.

6.7 L. Windsor to LTC - Dated May 2, 2020 - Concerning support for new proposed bylaw enforcement policy

The correspondence was received.

6.8 Salt Spring Island Fire Rescue to LTC, Dated April 30, 2020 - Concerning update to new Ganges fire hall

The correspondence was received.

6.9 Salt Spring Island Fire Rescue to LTC, Dated May 14, 2020 - Concerning Fire Rescue Needs and Assessment Project Update #4: Planning During COVID-19

The correspondence was received.

6.10 D. McKerrell on behalf of Saltspring Marina, to LTC - Dated May 7, 2020 - Concerning float homes at the Saltspring Marina

The correspondence was received.

6.11 D. Morrison, North Pender Island Trustee, to LTC - Dated May 15, 2020 - Concerning Southern Gulf Island Secretariat - Request for Participation and Funding

The correspondence was received.

SS-2020-052

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee support the formation of and funding for a Southern Gulf Island Secretariat as described in Trustee Morrison's May 15, 2020 letter to the Trust Programs Committee.

CARRIED

6.12 Dr. Tara Martin, UBC Department of Forest and Conservation Sciences, to LTC - Dated May 20, 2020 - Concerning Conservation Science work in the Salish Sea

The correspondence was received.

7. DELEGATIONS

7.1 W. Hewitt - Regarding Proposed Bylaw No. 520 (377 Seymour Heights, SSI)

Wayne Hewitt expressed concerns regarding proposed Bylaw No. 520 (377 Seymour Heights) including the septic system calculations, the groundwater license calculations; groundwater contamination from chemotherapy pharmaceutical medications; impacts to the Fulford Creek watershed and the Burgoyne Bay watershed.

8. TOWN HALL AND QUESTIONS

Chair Luckham opened the Town Hall at 10:23 a.m.

Eight members of the public expressed support for the Pitchfork Social Event Series to be held on the subject property for SS-TUP-2020.1 (- 315 Robinson Road).

The meeting recessed at 10:50 a.m. and reconvened at 10:57 a.m.

9. APPLICATIONS AND REFERRALS

9.1 SS-TUP-2020.2 - S. Zacharias, Cedar Mountain Studios - 180 Thomas Road

Planner Mayes presented a memorandum dated May 15, 2020 regarding reconsideration of a decision of an official under Salt Spring Island Local Trust Committee Development Approval Information Bylaw No. 175.

Applicant Suzanne Zacharias spoke to the application.

SS-2020-053

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee does not require a Watercourse Assessment as per the Salt Spring Island Local Trust Committee Development Approval Information Bylaw No. 175 (SS-TUP-2020.2, 180 Thomas Road).

CARRIED

9.2 SS-DVP-2020.3 - H. Barber - 163 Thomas Road, SSI

Planner Mayes presented a staff report dated May 4, 2020 regarding a Development Variance Permit to decrease setbacks between two buildings and make lawful siting for three existing buildings and one structure.

Applicant Holly Barber spoke to the application.

SS-2020-054

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee amend permit SS-DVP-2020.3 as follows: the setback between the accessory building and single-family dwelling is reduced from 1.06 metres to 0 metres (163 Thomas Road).

CARRIED

SS-2020-055

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee amend permit SS-DVP-2020.3 as follows: remove section 4.3.1(3) Setback from interior side lot line: 3.0 m. and "to reduce the interior side lot line setback from 3.0m to 0.15m to make lawful an existing accessory buildings labeled "Boat Shelter", "Tin Shed" and "Woodshed." (163 Thomas Road).

CARRIED

SS-2020-056

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve issuance of SS-DVP-2020.3 as amended (163 Thomas Road).

CARRIED

SS-2020-057

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to not forward application SS-DVP-2020.3 to bylaw enforcement at this time (163 Thomas Road).

CARRIED

9.3 SS-DVP-2020.1 - S. Carr - 130 Langs Road, SSI

Planner Mayes presented a staff report dated May 4, 2020 regarding a Development Variance Permit to increase the permitted amount of accessory floor area, decrease setbacks between two buildings and make lawful siting for an existing building.

Applicant Sally Carr spoke to the application.

Trustee Patrick expressed concerns regarding the potential for additional dwelling units on the property and associated impacts to St. Mary Lake watershed.

SS-2020-058

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve issuance of SS-DVP-2020.1 conditional upon receipt of a letter of credit for the installation of a rain garden in the amount of nine hundred dollars (\$900.00) (130 Langs Road).

CARRIED

Trustee Patrick OPPOSED

The meeting recessed at 11:54 for lunch and reconvened at 12:30 p.m.

9.4 SS-RZ-2018.2 - J. Cade - 133, 177 and 201 Suneagle Drive, SSI

Planner Gordon presented a staff report dated May 15, 2020 regarding to a proposal to rezone three properties from Rural Watershed 1 (RW1) to Rural (R), and to amend the Official Community Plan land use designations from Watershed and Islet Residential (WIR) to Rural Neighbourhoods (RL).

Applicant John Cade spoke to the application.

SS-2020-059

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee proceed no further with application SS-RZ-2018.2 (133, 177 and 201 Suneagle Drive).

CARRIED

9.5 SS-RZ-2013.7 - E. Booth, Salt Spring Ventures Inc. - Lot 10, Park Drive, SSI

Planner Youmans presented a staff report dated May 12, 2020 regarding a Proposed Land Use Bylaw Amendment to Increase Density.

Applicant Eric Booth spoke to the application.

SS-2020-060

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee agree that file SS-RZ-2013.7 be put in abeyance for a period of six months (Lot 10, Park Drive).

CARRIED

9.6 SS-RZ-2019.2 - Proposed Bylaw No. 519 - P. Busby, Sobeys Inc. - 127 Lower Ganges Road, SSI (Thrifty Liquor Store)

RPM Cermak presented a staff report dated May 19, 2020 regarding a Land Use Bylaw Amendment to permit a Liquor Store at Thrifty Foods Liquor.

SS-2020-061

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 adopted.

CARRIED

The meeting recessed at 2:07 p.m. and reconvened at 2:17 p.m.

10. PREVIOUS MEETINGS

10.1 Draft Minutes of the Salt Spring Island Local Trust Committee

10.1.1 Draft Minutes of the April 28, 2020 SSI LTC Regular Meeting

The following item was presented for consideration:

- Item 7.8 Housing Working Group - replace "Trustee Patrick reported the Housing Working Group is working on a proposal for a phased approach to develop a housing planning project with the purpose of impacts of housing while expanding options." with "Trustee Patrick reported the Housing Working Group is working on a proposal for a phased approach to develop a housing planning project with the purpose of reducing impacts of housing while expanding options."

By general consent, the minutes of the April 28, 2020 Salt Spring Island Local Trust Committee meeting were adopted as amended.

10.2 Resolutions Without Meeting Report - None

10.3 Draft Minutes of the Advisory Planning Commissions - None

10.4 Salt Spring Island Local Trust Committee Public Hearing Record - None

11. PREVIOUS MEETINGS BUSINESS ARISING FROM MINUTES

11.1 Follow-Up Action List

The report was received.

12. COMMUNITY INFORMATION MEETING – None

13. PUBLIC HEARING – None

14. REPORTS

14.1 Policy and Standing Resolutions List

The report was received.

14.2 Work Program Top Priorities Report

The report was received.

14.3 Projects List

The report was received.

14.4 Applications with Status Report

The report was received.

14.5 Expense Report - None

14.6 Islands Trust Conservancy Board Report - None

14.7 Salt Spring Island Watershed Protection Alliance (SSIWPA) Coordinator's Report

14.7.1 Report dated April 2020

The report was received.

14.8 Housing Working Group - None

15. OTHER BUSINESS

15.1 New Business

15.1.1 2019-2020 Annual Report

RPM Cermak presented a Request for Decision dated May 11, 2020 regarding the 2019-20 Annual Report – Approval of the Salt Spring Island Local Trust Committee Section.

By general consent, the Salt Spring Island Local Trust Committee agreed to amend the draft 2019-20 Annual Report as follows: replace “The SSI LTC received and considered 145 applications during the 2019/20 fiscal period: two rezoning applications, 12 development variance permits, 10 development permits, and 104 building permit and crown lease referrals.” with “The SSI LTC received and considered 145 applications during the 2019/20 fiscal period: two rezoning applications, 12 development variance permits, 10 development permits, and staff processed 104 building permit and crown lease referrals.”

SS-2020-062

It was MOVED and SECONDED,

that Salt Spring Island Local Trust Committee approve the attached text as amended for inclusion in the 2019-2020 Annual Report for approval by Trust Council and submission to the Minister of Municipal Affairs and Housing.

CARRIED

15.1.2 Proposal to Develop Coastal Douglas Fir Educational Materials

RPM Cermak presented a staff report dated May 15, 2020 regarding Coastal Douglas Fir Ecosystem Educational Materials.

SS-2020-063

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee endorse the project proposal “Linking Coastal Douglas Fir forests and community health in the Gulf Islands: educational resources for Salt Spring and other Gulf Islanders”.

CARRIED

SS-2020-064

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee allocate \$1,500 from its Communications Expense Budget to develop educational materials as proposed in “Linking Coastal Douglas Fir forests and community health in the Gulf Islands: educational resources for Salt Spring and other Gulf Islanders”.

CARRIED

SS-2020-065

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request the Salt Spring Island Watershed Protection Alliance allocate up to \$4,500 from its education and communications budget towards developing educational materials as described in "Linking Coastal Douglas Fir forests and community health in the Gulf Islands: educational resources for Salt Spring and other Gulf Islanders.

CARRIED

15.1.3 Temporary Restaurant Patio Expansions

RPM Cermak presented a verbal report regarding temporary restaurant patio expansions.

SS-2020-066

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct bylaw enforcement to not enforce against restaurants, liquor primary establishments or manufacturing licenses setting up temporary structures within their respective lots contrary to parking regulations and existing Development Permits while COVID-19 restrictions limiting seating capacity and occupancy are in place and subject to establishments receiving required provincial approvals such as from the Liquor and Cannabis Regulation Branch and establishments following relevant provincial protocols.

CARRIED

15.1.4 Salt Spring Island Local Trust Committee Agenda Packages

Trustee Patrick verbally presented a suggestion to prepare the agenda packages earlier.

SS-2020-067

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to publically release the agenda package eleven calendar days before a regular scheduled meeting.

CARRIED

16. LOCAL TRUST COMMITTEE PROJECTS

16.1 Village Planning in Relation to Top Priorities and Projects

RPM Cermak presented a staff report dated May 15, 2020 regarding Local Trust Committee Work Program in Relation to Ganges Village Planning.

SS-2020-068

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to schedule a special meeting for Trustees to review top priority projects and resources to support the development of a business case and budget for a Ganges Village Planning project for the 2021/22 fiscal year.

CARRIED

SS-2020-069

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to respond to the letter received from the Capital Regional District dated February 13, 2020 and advise that the Salt Spring Island Local Trust Committee is willing to explore the feasibility of a rezoning process.

CARRIED

16.2 Water Sustainability Proof of Water for a Subdivision; and Consideration of Project Charter Endorsement

Planner Youmans presented a staff report dated May 19, 2020 regarding proof of sustainable water in subdivision applications.

SS-2020-070

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee refer the May 26, 2020 “Proof of Sustainable Water in Subdivision Applications” staff report to the Salt Spring Island Watershed Protection Alliance Technical Working Group and request recommendations to amend the Salt Spring Island Land Use Bylaw to strengthen groundwater protection during the subdivision approval process.

DEFEATED

Chair Luckham, Trustee Patrick and Trustee Grove Opposed

SS-2020-071

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee amend the project charter “Proof of Sustainable Water – Subdivision version 1” attached as Appendix 1 to the staff report of May 26, 2020 as follows: modify the second bullet in the In Scope Section to say “in cooperation with the SSIWPA Technical Working Group and Provincial agencies in bylaw development” and remove “SSIWPA Technical Working Group” from the third bullet in the In Scope Section.

CARRIED

SS-2020-072

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to draft a bylaw to strengthen groundwater protection during the subdivision approval process in consideration of the project charter.

CARRIED

By general consent, the Salt Spring Island Local Trust Committee agreed to defer the Closed Meeting.

17. CLOSED MEETING - None

18. UPCOMING MEETINGS

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled on June 30, 2020. Please check the website at www.islandstrust.bc.ca for details regarding this meeting and other upcoming meetings.

19. ADJOURNMENT

By general consent the meeting adjourned at 4:00 p.m.

Peter Luckham, Chair

CERTIFIED CORRECT:

Sarah Shugar, Recorder