



Salt Spring Island Local Trust Committee Minutes of Regular Meeting

Date: Tuesday, June 30, 2020

Location: Electronic Meeting
200-1627 Fort Street, Victoria

Members Present: Peter Luckham, Chair
Peter Grove, Local Trustee
Laura Patrick, Local Trustee

Staff Present: Jason Youmans, Acting Regional Planning Manager
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 51 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 an 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

By general consent, the agenda was adopted.

3. TRUSTEE REPORTS

Trustee Grove acknowledged the community support for the Quesnel children; he acknowledged Matt Steffich's contribution to the Harbourwalk project. Trustee Grove reported he attended a meeting with the Ferry Advisory Committee, attended Trust Council and he is scheduled to have hip replacement surgery.

Trustee Patrick presented the following report:

- The Province of BC is in Phase 3 of the COVID-19 Response Plan and requested everyone to wear cloth masks in areas where physical distancing cannot be maintained;
- Attended meetings with the Business and Farm Response and Recovery Plan Task Force;
- Attended meetings with the Salt Spring Island Agricultural Alliance. The Agricultural Alliance is transitioning from emergency response to the Area Farm Plan update. There will be a regional debrief session regarding the COVID-19 pandemic for the Southern Gulf Islands next week;
- Attended a Local Planning Services Committee meeting regarding ongoing work including the Protection of Coastal Douglas-Fir and Associated Ecosystems project and the Application Fee Review project;
- Attended the June 2020 Trust Council and highlighted a delegation by Dr. Tara Martin and the Ecological Research Network regarding ecosystem protection;
- Chaired a Thetis Island Local Trust Committee meeting and noted the Thetis Island Local Trust Committee made a decision to proceed no further on a 14-hectare geoduck aquiculture rezoning application;
- Attended a meeting with the Southern Gulf Islands Trustees, Capital Regional District (CRD) Planning and Protective Services Manager Kevin Lorette and CRD Building Inspection Manager Mike Taylor regarding building permit requirements related to tiny homes;
- Attended a meeting of the Salt Spring Island Watershed Protection Alliance and noted a presentation by the coordinator of the Regional District of Nanaimo Drinking Water and Watershed Protection (DWWP) Program and a presentation regarding drought, fire and water risks on Salt Spring Island;
- Asked to Chair the meetings of a Salt Spring Island Fire Protection District Committee that will consider future uses of the Ganges Fire Hall;
- Copper Kettle is hosting a fundraising event at Country Grocer and will demonstrate a conestoga hut as a shelter/housing option;
- The Climate Plan Update public survey closes on June 30, 2020;
- Attended a meeting with the Salt Spring Island Economic Development Commission regarding the Shared Business Services project;
- The Salt Spring Island Housing Working Group is reviewing a draft Housing Challenges and Solutions project charter to maximize benefits and minimise harms of housing on Salt Spring Island including ecological, climate and socio-economic impacts.

4. CHAIR'S REPORT

Chair Luckham encouraged everyone to follow the Provincial Health Directives during the COVID-19 Restart BC Plan. Chair Luckham reported he attended a meeting with the Lasqueti Island Local Trust Committee regarding work on a Lasqueti Island Local Trust Committee Official Community Plan and he presented the following highlights from Trust Council held June 15 to 17, 2020:

- An update from San Juan County Council Chair Rick Hughes regarding COVID-19 recovery;
- A Trustee Roundtable discussion regarding COVID-19: "The Way Forward" lessons learned and opportunities for Islands Trust: A Building Back Better initiative;
- A review of application processing and bylaw enforcement;
- The Islands Trust Policy Statement Amendments project;
- Protection of Coastal Douglas-Fir and Associated Ecosystems;

- A delegation by the Ecological Research Network regarding Coastal Douglas-fir Health, Carbon Emissions and Fire Risk from Logging, Current Tools and Implications for Policy;
- A presentation by Member of Parliament Paul Manly regarding vessel anchorages;
- The 2019-20 Audited Financial Statements were presented.

5. CRD DIRECTOR'S REPORT

Director Holman presented the following report:

- Acknowledged Matt Steffich's contribution to the Harbourwalk project;
- Acknowledged the Salt Spring Island Fire Protection District for forming a Committee to consider the future use of the Ganges Fire Hall building and site;
- The Climate Action Plan 2.0 public survey closes on June 30, 2020;
- The CRD is installing a level 2 electric vehicle charging station at the Rainbow Road Pool;
- The CRD received a Bike BC grant in the amount of \$490,000 that will assist in the completion of the Booth Canal to Central pathway project. The pathway connection will provide a pathway from the Central intersection to Ganges Village;
- The Saturday Market will open on Thursdays and Fridays and will include non-food products. He noted it is prudent to start up the Saturday Market slowly and monitor the progress;
- The CRD has approved gas tax funding for energy and water conservation measures for the Core Inn renovation project;
- The Canada Mortgage and Housing Corporation (CMHC) has announced it will provide an additional \$10 million to the Regional Housing First Program. The CRD approved an additional \$10 million funding contribution by alternative approval process (AAP). The CRD, CMHC and BC Housing have contributed 30 Million each to the Regional Housing First Program. He noted the fund is application based and encouraged Salt Spring Island housing proponents to forward applications to the Regional Housing First Program.
- The Cedar Lane Water District continues to be concerned regarding water supply in the area. The Cedar Lane Water District has concerns regarding SS-TUP-2020.1 (315 Robinson Road) and impacts to the groundwater supply. He noted the Salt Spring Island Watershed Protection Alliance is in discussions regarding a Cedar Lane Water District groundwater availability study.

6. PREVIOUS MEETINGS

6.1 Draft Minutes of the Salt Spring Island Local Trust Committee

6.1.1 Draft Minutes of the May 26, 2020 SSI LTC Regular Meeting

By general consent, the minutes of the May 26, 2020 Salt Spring Island Local Trust Committee meeting were adopted.

6.1.2 Draft Minutes of the June 8, 2020 SSI LTC Special Business Meeting

By general consent, the minutes of the June 8, 2020 Salt Spring Island Local Trust Committee meeting were adopted.

6.2 Resolutions Without Meeting Report - None

6.3 Draft Minutes of the Advisory Planning Commissions - None

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

7. CORRESPONDENCE

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

7.1 Dr. T. Martin to LTC – Dated May 20, 2020 – Concerning Conservation Science Work in the Salish Sea

The correspondence was received.

7.2 J. Emekoba to LTC with L. Patrick response – Dated June 10, 2020 – Concerning Positive Activity In Town

The correspondence was received.

8. DELEGATIONS – None

9. TOWN HALL & QUESTIONS

Chair Luckham opened the Town Hall at 10:11 a.m. Chair Luckham noted the time limit for each speaker is limited to one minute due to the high number of speakers.

Nine members of the public expressed concerns regarding the Pitchfork Social Event Series to be held on the subject property for SS-TUP-2020.1 (315 Robinson Road) and the following concerns were noted: the quantity and quality of the groundwater supply, parking, commercial use of the property, Bullock Lake water quality, the majority of supporters are not residents of the Cedar Lane Water District, construction of a permanent structure, options for alternate locations, rural zoning with legal non-conforming status, the impacts to the neighbours, the electronic meeting format is a disadvantage for some Cedar Lane area residents, and many Cedar Lane residents did not receive notification of the application.

Six 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) and the following comments of support were noted: Pitchfork Social is planning for the 2021 season, the cultural and economic benefits, the history of the Bullock Lake Cottages property, the value of the community asset, audio/sound level testing, mental health and well being benefits of live music, a unique opportunity, cultural attraction post the COVID-19 pandemic, the value added tourism model, conscious tourism, local food and farming, and that the water, parking and sound impacts have been addressed.

Islanders Working Against Violence (IWAV) Executive Director Kisae Peterson expressed support for application SS-DVP-2020.5 (132 Corbett Road – Croftonbrook).

10. APPLICATIONS AND REFERRALS

10.1 SS-TUP-2020.1 - Cottages on Salt Spring Resort Ltd. - 315 Robinson Road, SSI

Planner Gordon presented a staff report dated June 17, 2020 regarding a Temporary Use Permit application for entertainment and event uses at 315 Robinson Road.

Representative of the applicant Cameron Chalmers spoke to the application.

SS-2020-077

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee defer application SS-TUP-2020.1 until September 2020 (315 Robinson Road).

CARRIED

SS-2020-078

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to obtain a legal opinion regarding advice on accessory uses on the Cottages on Salt Spring Resort Ltd. property with reference to the letter received from Platform Properties dated June 15, 2020 (315 Robinson Road, SSI).

CARRIED

The meeting recessed for lunch at 12:14 p.m. and reconvened at 12:45 p.m.

10.2 SS-ALR-2020.1 - M. Hogan, Salt Spring Recreational Holdings Ltd. - 805 Lower Ganges Road, SSI

Planner Gordon presented a staff report dated June 8, 2020 regarding an Agricultural Land Reserve Non-Farm Use Application for the development of a weather shelter structure over a portion of an existing golf course driving range facility.

Applicant Marcia Hogan spoke to the application.

SS-2020-079

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to forward application SS-ALR-2020.1 to the Agricultural Land Commission with support for the following reasons:

- a. The non-farm use is consistent with subject property zoning;
- b. The application is minor in nature;
- c. The application does not affect the long-term agricultural potential of the property.

CARRIED

10.3 SS-DP-2020.2 - T. Dickie for Cathay Western Properties - 374 Lower Ganges Road

Planner Gordon presented a staff report dated June 12, 2020 regarding reconsideration of a decision of an Official under the Salt Spring Island Local Trust Committee Development Approval Information Bylaw No. 175.

Applicant Trevor Dickie and property owner Leigh Large spoke to the application.

SS-2020-080

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee waive the requirements for noise, lighting and vegetation assessments as per Bylaw No. 175 for application SS-DP-2020.2 (374 Lower Ganges Road).

CARRIED

10.4 SS-DVP-2020.6 - C. Jones, 5i Partners Inc. - 123 Lee Ann Road, SSI

Planner Mayes presented a staff report dated May 14, 2020 regarding a variance request to reduce the front road set-back requirement from 7.5m to 3m.

Applicant Casey Jones spoke to the application.

SS-2020-081

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve issuance of SS-DVP-2020.6 (123 Lee Ann Road).

CARRIED

Trustee Patrick OPOSED

10.5 SS-DVP-2020.2 - A. Gedeon - 121 Peregrine Way, SSI

Planner Mayes presented a staff report dated June 11, 2020 regarding a Development Variance Permit to increase height and number of storeys and make lawful rooms which are not contiguous or accessible from within the dwelling unit for an existing single-family dwelling; and make lawful a shower enclosure in an existing accessory building.

Applicant Andreas Gedeon spoke to the application.

SS-2020-082

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve issuance of SS-DVP-2020.2 (121 Peregrine Way).

CARRIED

11. BUSINESS ARISING FROM MINUTES

11.1 Follow-Up Action List Report dated June 2020

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 Report dated June 2020

The report was received.

SS-2020-083

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee add *Development of a Music Strategy* to the Local Trust Committee Projects List.

CARRIED

14.4 Applications with Status Report dated June 2020

The report was received.

SS-2020-084

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee directs staff to refer the following items to the Salt Spring Island Advisory Planning Commission (APC):

1. Proposed development variance permit SS-DVP-2020.5; and
2. Correspondence and all attachments from Islanders Working against Violence dated June 23, 2020.

The Salt Spring Island Local Trust Committee requests the Advisory Planning Commission to provide specific feedback on the items to be varied by the development variance permit. This referral is on the understanding that staff do not need to wait for the Advisory Planning Commission's deliberations to report to the Salt Spring Island Local Trust Committee on these applications.

CARRIED

Resolution SS-2020-084 was rescinded at the SS LTC Regular Meeting of July 28, 2020 through Resolution SS-2020-093

14.5 Expense Report dated May 2020

The report was received.

14.6 Islands Trust Conservancy Board Report dated May 2020

The report was received.

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

14.8 Housing Working Group Verbal Update

Trustee Patrick reported the Housing Working Group is drafting a Housing Challenges and Solutions project charter.

15. LOCAL TRUST COMMITTEE PROJECTS

15.1 Proposed Bylaw No. 471 - Temporary Use Permits for Residential Uses

Planner Youmans presented a memorandum dated June 18, 2020 regarding Bylaw No. 471 – Temporary Use Permits for Residential Uses for information.

15.2 Water Sustainability

Planner Youmans presented a staff report dated June 18, 2020 regarding unspent special property tax requisition funds.

SS-2020-085

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to draft a Request for Decision for Islands Trust Council proposing amendment to Trust Council Policy 6.3.2 that would authorize the use of unspent special property tax requisition funds from previous fiscal years on Salt Spring Island Local Trust Committee projects connected to the original project for which the funds were sought, while that original project remains ongoing.

CARRIED

15.3 Protection of Coastal Douglas-Fir and Associated Ecosystems

Planner Youmans presented a staff report dated June 18, 2020 regarding the Coastal Douglas-Fir and Associated Ecosystem Protection Project.

SS-2020-086

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee allocate \$2,500 from its Coastal Douglas-fir and Associated Ecosystem Protection project budget to develop education materials as proposed in “Linking Coastal Douglas Fir (CDF) forests and community health in the Gulf Islands: educational resources for Salt Spring and other Gulf Islanders”.

CARRIED

16. OTHER BUSINESS

16.1 New Business

16.1.1 Dormant Applications

Planner Mayes presented a staff report dated June 12, 2020 regarding dormant applications.

Applicant Reayane Kanne spoke to application SS-SUB-2015.8 and requested the Local Trust Committee to keep the application open for 6-months.

SS-2020-087

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to close application file SS-SUB-2015.8 if the surveyed plan of subdivision is not received by December 31, 2020.

CARRIED

Resolution SS-2020-088 was rescinded at the SS LTC Regular Meeting of July 28, 2020 through Resolution SS-2020-092

SS-2020-088

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to close application file SS-SUB-2016.3.

CARRIED

16.1.2 Notice Regarding Federal Cannabis Licensing - 1867 North End Road, SSI

The notice was received.

16.2 Agricultural Advisory Planning Commission Terms of Reference Recommendations Follow-Up

Planner Gordon and Planner Mayes presented a staff report dated June 16, 2020 regarding recommendations of the Salt Spring Island Agricultural Advisory Planning Commission.

SS-2020-089

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to schedule a Special Meeting to discuss agricultural priorities on Salt Spring Island with members of the Agricultural Advisory Planning Commission and the Salt Spring Island Agricultural Alliance.

CARRIED

17. CLOSED MEETING

17.1 Motion to Close the Meeting

SS-2020-090

At 3:03 p.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) (a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality, and that staff be invited to remain.

CARRIED

17.2 Motion to Open the Meeting

SS-2020-091

At 3:25 p.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

17.3 Rise and Report

That the Salt Spring Island Local Trust Committee reappoint Nancy Krieg and Stanley Shapiro to the Advisory Planning Commission for a further two-year term, effective June 1, 2020.

That the Salt Spring Island Local Trust Committee appoint Jean Simpson to the Advisory Planning Commission for a period of two-years, effective June 1, 2020.

That the Salt Spring Island Local Trust Committee reappoint Zack Hemstreet to the Agricultural Advisory Planning Commission for a further two-year term, effective June 1, 2020.

That the Salt Spring Island Local Trust Committee appoint Gordon Brochu-Ingram to the Agricultural Advisory Planning Commission for a period of two-years, effective June 1, 2020.

That the Salt Spring Island Local Trust Committee appoint George Ward to the Board of Variance for a period of three-years, effective June 1, 2020.

That the Salt Spring Island Local Trust Committee thank Advisory Planning Commissioner Gayle Baker and Agricultural Advisory Planning Commissioner George Laundry for their service.

18. UPCOMING MEETINGS

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled for 9:30 a.m. on July 28, 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 3:26 p.m.

Peter Luckham, Chair

CERTIFIED CORRECT:

Sarah Shugar, Recorder