



Salt Spring Island Local Trust Committee Minutes of Regular Meeting

Date: Tuesday, February 16, 2021

Location: Electronic Meeting
200-1627 Fort Street, Victoria

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
Louisa Garbo, Island Planner
Geordie Gordon, Planner 2
Kristine Mayes, Planner 1
William Shulba, Senior Freshwater Specialist
Shayla Burnham, 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 14 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 stated gratitude to live and work in Coast Salish First Nations treaty and traditional territory.

2. APPROVAL OF AGENDA

The following additional item was presented for inclusion in the agenda:
10.1.2 Future Meeting Agenda's

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 January 19, 2021 SSI LTC Regular Meeting

By general consent, the minutes of the January 19, 2021 Salt Spring Island Local Trust Committee meeting were adopted.

3.1.2 Draft Minutes of the January 22, 2021 SSI LTC Special Meeting

The following item was presented for consideration:

3.1 Housing Challenges and Solutions

- Replace “The Local Trust Committee take a leadership role in creating a variety of housing options that meet the needs of the Salt Spring residents of all abilities, incomes, livelihoods and household types.” with “The Local Trust Committee (LTC) takes a leadership role in identifying a variety of housing options that meet the needs of Salt Spring residents of all abilities, incomes, lifestyles, livelihoods, and household types.”
- Replace “The Local Trust Committee believe the Islands Trust “preserve and protect” mandate as set out in s. 3 of the Islands Trust Act is interpreted to not only preserve and protect the environment but to also preserve and protect a socially diverse local population.” with “The LTC believes the Islands Trust “preserve and protect” mandate, as set out in s.3 of the Islands Trust Act, is interpreted to not only preserve and protect the environment, but to also preserve and protect a socially diverse local population.”
- Replace “The Local Trust Committee is part of a federation and this means that we can learn from, share with and work collaboratively with other Local Trust Committee’s.” with “The LTC is part of a federation and this means that we can learn from, share with, and work collaboratively with other LTCs.”
- Replace “The Local Trust Committee’s decisions should be balanced and be acutely aware of social, environmental and economic elements and are rooted in sustainability and justice. Good solutions are integrated solutions that will also address other challenges and crisis we face on Salt Spring (e.g., forest health and biodiversity, watersheds, changing climate, land use, community spirit, and resilient small business)” with “The LTC decisions should be balanced and be acutely aware of social, environmental and economic elements and are rooted in sustainability and justice. Good solutions are integrated solutions that will also address other challenges and crises we face on Salt Spring (e.g., forest health and biodiversity, watersheds, changing climate, land use, community spirit, and resilient small business.)”
- Replace “The Local Trust Committee will facilitate early on and throughout the process, regular open dialogue with the full spectrum of the community and First Nations. The LTC understand that achieving consensus may be difficult. Through dialogue we can search for common understanding.” with “The LTC will early and throughout the process, facilitate regular open dialogue with the full

spectrum of the community and First Nations. The LTC understands that achieving consensus may be difficult; through dialogue we can search for common understanding.”

By general consent, the minutes of the January 22, 2021 Salt Spring Island Local Trust Committee Special meeting were adopted as amended.

3.2 Resolutions Without Meeting Report - None

3.3 Draft Minutes of the Advisory Planning Commissions - None

3.4 Salt Spring Island Local Trust Committee Public Hearing Record – None

4. LOCAL TRUST COMMITTEE PROJECTS

4.1 Water Sustainability

Planner Youmans presented a staff report dated February 4, 2021 regarding a special property tax requisition for the Salt Spring Island Local Trust Committee (LTC) to continue funding the coordination of watershed protection and planning initiatives through the Salt Spring Island Watershed Protection Alliance (SSIWPA).

SS-2021-034

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee endorse the attached Request for Decision and authorize staff to forward it for consideration to Islands Trust Council.

CARRIED

5. BUSINESS ARISING FROM MINUTES

5.1 Follow Up Action List dated January 2021

The report was received.

6. COMMUNITY INFORMATION MEETING - None

7. PUBLIC HEARING - None

8. REPORTS

8.1 Policy and Standing Resolutions List

The report was received.

8.2 Work Program Top Priorities Report dated February 2021

RPM Cermak provided a verbal update regarding staff resources and project funding.

The report was received.

8.3 Projects List dated February 2021

The report was received.

8.4 Applications with Status Report dated February 2021

The report was received.

8.5 Expense Report dated December 2020

The report was received.

8.6 Islands Trust Conservancy Board Report - None

8.7 Salt Spring Island Watershed Protection Alliance (SSIWPA) Coordinator's Report dated January 2021

The report was received.

9. CORRESPONDENCE

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

9.1 D. McKerrell, Island Marine Construction Services Ltd. to LTC - Dated January 8, 2021 - Concerning request to amend Marine Float Size Bylaw

The correspondence item was received.

SS-2021-035

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee refer the correspondence received from D. McKerrell, Island Marine Construction Services Ltd. dated January 8, 2021 to the Regional Planning Committee with support.

CARRIED

9.2 A. Fischer-Jean, Harbour House Hotel to LTC - Dated January 14, 2021 - Concerning regulation of illegal Short-Term Vacation Rental Properties on SSI

The correspondence item was received.

It was noted Trustee Patrick would communicate with Harbour House Hotel management regarding the correspondence received from A. Fischer-Jean, Harbour House Hotel dated January 14, 2021 concerning regulation of illegal short-term vacation rental properties on SSI.

9.3 MLA Adam Olsen to Islands Trust - Dated January 15, 2021 - Concerning Islands Trust Chair writes Minister Kahlon re: Inclusion in Islands Coastal Economic Trust Region

The correspondence item was received.

9.4 M. Welman to LTC - Dated January 21, 2021 - Concerning Islands Trust Communications and Public Engagement

The correspondence item was received.

9.5 E. Booth to LTC - Dated January 25, 2021 - Concerning proposed covenant amendment

The correspondence item was received.

9.6 Trustee Rogers on behalf of Mayne Island Local Trust Committee to LTC - Dated January 26, 2021 - Concerning STVR Letter from Chair Luckham

The correspondence item was received.

9.7 J. Roy-Allen to LTC - Dated January 18, 2021- Concerning proposed bylaw amendment for stairs and access to the foreshore

The correspondence item was received.

SS-2021-036

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee refer the correspondence received from J. Roy-Allen dated January 18, 2021 concerning proposed bylaw amendment for stairs and access to the foreshore to the Regional Planning Committee and advise J. Roy-Allen.

CARRIED

9.8 G. McDonald to LTC and Trustee Patrick's reply - Dated January 29, 2021 - Concerning Francis Bread

The correspondence item was received.

10. OTHER BUSINESS

10.1 New Business

10.1.1 Notice regarding Federal Cannabis Licensing - 533 Skywater Drive, SSI

The notice was received.

SS-2021-037

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee forward the Notice regarding Federal Cannabis Licensing - 533 Skywater Drive, SSI to the Skywater Strata.

CARRIED

10.1.2 Future Meeting Agendas

There was discussion regarding the meeting agenda format.

The meeting recessed for a lunch break at 10:34 a.m. and reconvened at 12:00 p.m.

11. TRUSTEE REPORTS

Trustee Patrick presented the following report:

- Expressed concerns regarding the recent opinion article in the Gulf Islands Driftwood newspaper regarding the Islands Trust mandate and the housing crisis issue. She spoke to continued work on the housing crisis issue including seeking integrated solutions to address the myriad of issues that are confronting the islands such as forest health, biodiversity, watersheds, water supply, climate emergency, land use, small business health, food security and community spirit.
- Reported Local Trust Committees across the Southern Gulf Islands Region are appointing representatives to discuss Short Term Vacation Rentals (STVRs) as a regional issue. Expressed support for the CRD to have a business licence program for STVRs.
- Attended a meeting with MLA Adam Olsen regarding the BC Speculation and Vacancy tax and solutions that would keep the tax proceeds in the community.
- Attended a Salt Spring Island Watershed Protection Alliance (SSIWPA) regarding the SSIWPA 2021 work plan.
- Attended a meeting with the Financial Planning Committee.
- Attended an Executive Committee meeting regarding preparations for the next Trust Council.
- Attended a Regional Planning Committee meeting regarding the Application Processing Services and the Model Fees Bylaw.
- Attended a Saturna Island Local Trust Committee Public Hearing regarding a Saturna Island National Park Rezoning Project and a Public Hearing regarding a Saturna Island First Nations Reconciliation Project.
- Attended a Thetis Island Local Trust Committee meeting and Public Hearing regarding Riparian Areas Regulations.
- Attended North Pender Island Local Trust Committee and South Pender Island Local Trust Committee meetings regarding STVR projects.
- Announced a Press Release dated February 16, 2021 announcing the Province has issued an Order in Council qualifying Salt Spring Island and the Southern Gulf Islands for access to the Island Coastal Economic Trust (ICET).

Trustee Grove presented the following report:

- Attended an LTC Special meeting with the Agricultural Alliance and Salt Spring Island Agricultural Advisory Planning Commission members regarding agricultural issues on Salt Spring Island.

- Attended a Financial Planning Committee meeting regarding the Islands Trust 2021/22 draft budget.
- Attended meetings with CRD Director Holman and BC Parks regarding the Burgoyne Bay multi-use trail network.
- Attended an ASK Salt Spring event with CRD Director Holman.

12. CHAIR'S REPORT

Chair Luckham presented the following report:

- Chair Luckham has attended several meetings to prepare for the next Trust Council to be held electronically on March 9 to 11, 2021.
- The Financial Planning Committee is scheduled to meet February 17, 2021 regarding the Islands Trust 2021/22 draft budget.
- Attended a Thetis Island Local Trust Committee meeting.
- Attended a lasqueti Island Local Trust Committee meeting.
- Attended an LTC Special meeting with the Agricultural Alliance and Salt Spring Island Agricultural Advisory Planning Commission members regarding agricultural issues on Salt Spring Island.

13. CRD DIRECTOR'S REPORT

Director Holman presented the following report:

- The CRD in partnership with BC Transit is conducting a review of the Salt Spring Island Transit Service. The SSI Transportation Commission has approved a transit service expansion to the Beddis Road area.
- Attended a meeting with Trustee Patrick regarding the BC Speculation and Vacancy tax and expressed support for a review of the BC Speculation and Vacancy tax.
- Reported community concern regarding tree removal for the construction of the Booth Canal pathway. Director Holman expressed support for a rural standard for pathway construction and noted the current pathway standard is too costly.
- Attended meetings with BC Parks regarding the Burgoyne Bay multi-use trail network and expressed support to continue to work with stakeholders to find solutions for hiking and equestrian access.
- The Salt Spring Island Transportation Commission (SSITC) will work with the Islands Trust Ganges Village Plan Task Force and the SSITC is considering hiring a consultant for a concept design for pedestrian and cycling improvements in the Ganges Village.
- The Transition Salt Spring Climate Action Plan 2.0 is planned for release in March 2021. Director Holman expressed support for identifying the CRD top ten priorities for climate action.
- Expressed support for Islands Trust regulations regarding STVRs. Director Holman reported he does not support a CRD business licence program for short-term vacation rentals.
- Expressed support to focus on actions that support affordable housing.

14. DELEGATIONS - None

15. TOWN HALL & QUESTIONS

Chair Luckham opened the Town Hall at 12:20 p.m. There were no speakers in the town hall portion of the meeting.

16. APPLICATIONS AND REFERRALS

16.1 SS-RZ-2020.2 - P. Hunt and M. Carr - 125 Churchill Road, SSI

Planner Mayes presented a staff report dated February 2, 2021 regarding an application to amend the Salt Spring Island Official Community Plan No. 434 (OCP) and rezone a Residential 7 (R7) property to make lawful an existing restaurant (bakery) and two (2) commercial guest accommodation units.

Applicants Meghan Carr, Peter Hunt and property owners Nick Hunt and Celia Duthie spoke to the application.

SS-2021-038

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee direct staff to draft amendments to the Salt Spring Island Land Use Bylaw No. 355 to permit the following additional uses:

- a) Indoor retail sales;
- b) *Indoor* production of food and drink items, clothing, crafts, artwork, jewellery and similar items for *retail* or *wholesale sales*, provided there is a retail outlet on the premises and provided water consumption does not exceed 1600 litres/day;
- c) One restaurant not to exceed the size of the current restaurant; and
- d) Two *Commercial guest accommodation units* in *cabins* not exceeding 25 square metres each.
- e) Requires a *vegetation screen* to be maintained within the *buffer area* along any property line that abuts property not *zoned* for *commercial use*.

CARRIED

SS-2021-039

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee direct staff to draft amendments to the Salt Spring Island Official Community Plan No. 434 to amend the land use designation, Development Permit Area boundaries, and other policies to support land use bylaw amendments.

CARRIED

SS-2021-040

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee direct staff to report back regarding alternative definitions for restaurants to include for example cafés and bakeries.

CARRIED

16.2 SS-DP-2020.12 & SS-DVP-2020.13 - Y. Simpson & D. Simpson - 188 Scott Point Drive, SSI

Planner Mayes presented a staff report dated January 25, 2021 regarding a Development Permit for removal of trees and a Development Variance Permit to vary siting of an existing single-family dwelling and structures to the natural boundary of the sea; and siting between an existing accessory building and unlawful second dwelling unit/oversized seasonal cottage.

A representative of the applicants, Neil Carfra, spoke to the application.

Trustee Grove left the meeting at 1:30 p.m. due to a technical difficulty and returned to the meeting at 1:39 p.m.

SS-2021-041

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee amend SS-DP-2020.12 to replace “3.2.1 Native vegetation and trees are to be retained or replaced to control erosion, protect banks and protect fish and wildlife habitat.” with “3.2.1 Native vegetation and trees are to be retained or replanted and maintained to control erosion, protect banks and protect fish and wildlife habitat.”

CARRIED

SS-2021-042

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee approve issuance of SS-DVP-2020.13 as shown in Appendix No. 2 of the staff report dated January 25, 2021 (188 Scott Point Drive).

CARRIED

SS-2021-043

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee approve issuance of SS-DP-2020.12 as shown in Appendix No. 3 of the staff report dated January 25, 2021, as amended (188 Scott Point Drive).

CARRIED

16.3 SS-DVP-2020.14 - G. Campbell - 111 Menhinick Drive, SSI

Planner Mayes presented a staff report dated January 28, 2021 regarding a Development Variance Permit to permit a 6-room addition to a 2-room garage joined to a dwelling unit by an unenclosed space.

Applicant Gregory Campbell spoke to the application.

SS-2021-044

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee approve issuance of Development Variance Permit SS- DVP-2020.14 (111 Menhinick Drive).

CARRIED

16.4 SS-DVP-2020.15 - M. Fortson - 240 Old Scott Road, SSI

Planner Gordon presented a staff report dated January 27, 2021 regarding a Development Variance Permit (DVP) application to permit structures within the interior side lot line setback.

Applicant Michael Fortson spoke to the application.

SS-2021-045

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee approve issuance of SS-DVP-2020.15 (250 Old Scott Road).

CARRIED

16.5 SS-RZ-2017.3 - Proposed Bylaw No. 521 - R. Kelln and J. Colligan - 2188 North End Road, SSI

Planner Gordon presented a staff report dated February 1, 2021 regarding a rezoning application to permit the continued use of an existing structure as a dwelling unit. Freshwater Specialist William Shulba spoke the application.

Applicant Robyn Kelln spoke to the application.

SS-2021-046

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee direct staff to work with the applicant of SS-RZ-2017.3 to address issues related to monitoring a neighbouring well.

CARRIED

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

Planner Youmans presented a staff report dated February 3, 2021 regarding a proposed Land Use Bylaw Amendment to Increase Residential Density.

Applicant Eric Booth spoke to the application.

SS-2021-047

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) commencing February 16, 2021.

CARRIED

17. CLOSED MEETING – None

18. UPCOMING MEETINGS

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled on March 23, 2021 at 9:30 a.m.

Check the website at www.islandstrust.bc.ca for details regarding upcoming meetings.

19. ADJOURNMENT

By general consent the meeting adjourned at 2:55 p.m.

Peter Luckham, Chair

CERTIFIED CORRECT:

Sarah Shugar, Recorder