



Salt Spring Island Local Trust Committee Minutes of Regular Meeting

Date: Tuesday, July 27, 2021

Location: Electronic Meeting
200-1627 Fort Street, Victoria

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

Staff Present: Louisa Garbo, Island Planner, Acting Regional Planning Manager
David Marlor, Director of Local Planning Services
Jason Youmans, Island Planner
Geordie Gordon, Planner 2
Kristine Mayes, Planner 1
William Shulba, Senior Freshwater Specialist
Rob Pingle, Planning Team Assistant
Sarah Shugar, Recorder

Media and Others Present: Gary Holman, Capital Regional District (CRD) Salt Spring Island Electoral Area Director
Approximately 15 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 consideration:

8.3 CDF and Associated Ecosystem Protection – Verbal Update

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 June 29, 2021 SSI LTC Regular Meeting

The following item was presented for consideration:

- Item 9.1.1 - Replace “BCEM Dingman presented a staff report dated June 16, 2021 to provide an update on compliance and enforcement files for unlawful dwellings and to provide recommendations for a new enforcement policy.” with Bylaw Compliance and Enforcement Manager Dingman presented a staff report dated June 16, 2021 to provide an update on compliance and enforcement files for unlawful dwellings and to provide recommendations for a new enforcement policy.

By general consent, the minutes of the June 29, 2021 Salt Spring Island Local Trust Committee meeting were adopted as amended.

3.2 Resolutions Without Meeting Report - None

3.3 Draft Minutes of the Advisory Planning Commissions

3.3.1 Draft Minutes of the June 17, 2021 Ganges Village Planning Task Force Meeting

The minutes were received.

3.3.2 Draft Minutes of the June 17, 2021 Housing Action Program Task Force Meeting

The minutes were received.

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

4. BUSINESS ARISING FROM MINUTES

4.1 Follow Up Action List dated July 2021

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 dated July 2021

The report was received.

7.3 Projects List dated July 2021

The report was received.

SS-2021-142

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee add Soil Removal Bylaw Review and Update to the Projects List.

CARRIED

It was noted North Pender Island Local Trust Committee recently received a staff report regarding the North Pender Island Soil Bylaw project.

7.4 Applications with Status Report dated July 2021

The report was received.

7.5 Expense Report dated May 2021

The report was received.

7.6 Islands Trust Conservancy Board Report - None

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

7.7.1 Coordinator's Report - None

7.7.2 Correspondence to LTC, dated June 25, 2021 - Concerning Ecosystem Resilience Mapping

A letter dated June 25, 2021 from the Salt Spring Island Watershed Protection Alliance concerning Ecosystem Resilience Mapping was received. Senior Freshwater Specialist Shulba presented an update regarding Watershed Ecosystem Resilience Mapping.

SS-2021-143

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to report back regarding options and recommendations for Watershed Ecosystem Resilience Mapping at the next LTC meeting.

CARRIED

8. LOCAL TRUST COMMITTEE PROJECTS

8.1 Ganges Village Planning Task Force - Verbal Update

Acting RPM Garbo presented a Powerpoint presentation regarding the Ganges Village Planning project.

8.2 Housing Action Program Task Force - Verbal Update

Acting RPM Garbo presented a Powerpoint presentation regarding the Housing Action Program project.

8.3 Coastal Douglas Fir and Associated Ecosystem Protection – Verbal Update

Planner Youmans presented an update regarding the CDF and Associated Ecosystem Protection project.

SS-2021-144

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee endorse a planner to participate in Salt Spring Island Fire/Rescue wildfire resiliency planning, recognizing the intersection of wildfire mitigation, Coastal Douglas Fir forest protection and freshwater sustainability.

CARRIED

Trustee Grove Opposed

9. OTHER BUSINESS

9.1 Closure of Dormant Bylaws

Acting RPM Garbo presented a staff report dated May 12, 2021 regarding dormant bylaws. It was noted the first recommendation in the staff report was adopted at the May 25, 2021 Local Trust Committee meeting.

SS-2021-145

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee direct staff to amend Bylaw No. 493, cited as “Piers Island Official Community Plan By-law, 1980, Amendment No. 1, 2016” by including numerical Greenhouse Gas (GHG) reduction targets.

CARRIED

The meeting recessed for a lunch break at 10:46 a.m. and reconvened at 12:00 p.m.

10. TRUSTEE REPORTS

Trustee Grove presented the following report:

- Attended a Trust Council special meeting and town hall concerning the Trust Policy Statement.
- Attended the Ganges Village Planning Task Force and Housing Action Program Task Force meetings.

- Attended an LTC special meeting with the Salt Spring Island Agricultural Advisory Planning Commission and representatives of the Salt Spring Island Agricultural Alliance concerning agricultural priorities.
- Trustee Grove spoke to the lack of rainfall, encouraged everyone to conserve water and expressed concern regarding wildfire risk.

Trustee Patrick presented the following report:

- Attended a Trust Council special meeting and town hall concerning the Trust Policy Statement. Trustee Patrick spoke to the Trust Policy Statement and advised the Trust Policy Statement is an Islands Trust federation-wide, high level, guiding principles document. She expressed support for the Trust Policy Statement to be goal driven, inspirational and written in plain language. Trustee Patrick has heard community support to remove the prohibition of docks and de-salinization plants from the Trust Policy Statement. The Executive Committee supported a resolution requesting staff to report back on further public consultation on the Trust Policy Statement.
- Acknowledged the Salt Spring Island Agricultural Alliance for their recent letter regarding the policy statement and expressed support for the recommendations in the letter including support for local food production.
- Trustee Patrick encouraged members of the public to provide comments regarding the Trust Policy Statement by email to islands2050@islandstrust.bc.ca
- Attended a presentation entitled “What’s Happening to Our Forests”, hosted by Transition Salt Spring and the Salt Spring Island Conservancy.
- Attended a presentation entitled “Living with Wildfire” hosted by the CRD and Salt Spring Island Fire/Rescue.
- Attended a meeting with Maracaibo Estate Strata members regarding the Trust Policy Statement.
- Attended an LTC special meeting with the Salt Spring Island Agricultural Advisory Planning Commission and representatives of the Salt Spring Island Agricultural Alliance concerning agricultural priorities.
- Attended Executive Committee meetings as well as South Pender Island and Saturna Island Local Trust Committee meetings.
- Trustee Patrick acknowledged the Housing Action Program and Ganges Village Planning Task Force members for their contributions.

11. CHAIR'S REPORT

Chair Luckham presented the following report:

- Attended a Trust Council special meeting on July 8, 2021 to consider the Trust Policy Statement. Trust Council deferred first reading of the draft Trust Policy Statement to continue the public consultation process.
- Attended a meeting with the Trust Council Governance and Management Review Select Committee.
- Attended an LTC special meeting with the Salt Spring Island Agricultural Advisory Planning Commission and representatives of the Salt Spring Island Agricultural Alliance concerning agricultural priorities.
- Chair Luckham spoke to water shortages, drought conditions and wildfire risk.

- Chair Luckham spoke to an increase in COVID-19 positive cases in BC, encouraged members of the community to get vaccinated and expressed gratitude to the frontline health care workers.

12. CRD DIRECTOR'S REPORT

Director Holman presented the following report:

- Expressed support for the proposed Rogers – CREST telecommunications tower in Channel Ridge.
- Expressed support for the North Salt Spring Waterworks District to continue discussions with the CRD regarding the potential transition to a CRD water service to provide eligibility to infrastructure funding.
- The Salt Spring Island Transportation Commission has directed staff to report back on safety concerns regarding the Booth Canal to Central pathway project.
- The Salt Spring Island Transportation Commission has approved the design for a 3-D printed bus shelter that would be located at Mobrae Road and Vesuvius Bay Road.
- The Salt Spring Island Transportation Commission has approved hiring a consultant to develop a Transportation Plan for Ganges Village.
- Expressed support for application SS-RZ-2017.2 (Dragonfly Commons).
- The CRD Electoral Area Committee has requested staff to provide a report regarding a business license program for the Southern Gulf Islands.
- The Province has announced Agricultural Land Commission regulations will allow additional cottages on properties within the Agricultural Land Reserve (ALR) at the end of 2021 and subject to local government bylaw approval.
- The Greater Victoria Social Planning Council has launched a rent bank pilot project that provides short-term rental assistance to renters.

13. CORRESPONDENCE - None

14. DELEGATIONS

14.1 M. Leichter - Concerning the Vortex development (2661-2621 Fulford-Ganges Road, SSI)

Maxine Leichter expressed concerns regarding the proposed Vortex development including impacts to the wetland and shoreline and impacts from sea level rise. She presented a map entitled "CRD Seawater Inundation" and expressed concerns that the Local Trust Committee supported a variance to allow a septic system within the setback to the sea.

14.2 F. Attorp - Concerning the Vortex development (2661-2621 Fulford-Ganges Road, SSI)

Frants Attorp expressed concerns regarding the proposed Vortex development including potential for wastewater effluent pollution in the marine ecosystem, ecosystem restoration, and sea level rise. He expressed concerns that the application does not meet the Salt Spring Island Official Community Plan guidelines.

15. TOWN HALL & QUESTIONS

Chair Luckham opened the Town Hall at 12:44 p.m.

A member of the public expressed support for application SS-CELLA-2020.1 (telecommunications tower) and expressed concerns regarding application SS-TUP-2020.4 (570 Blackburn Road) including impacts to the watershed.

A member of the public expressed concerns regarding application SS-CELLA-2020.1 (telecommunications tower) including the location and potential health impacts. The member of the public requested the LTC to follow the precautionary principle and postpone a decision regarding a statement of concurrence.

A member of the public expressed concerns regarding application SS-CELLA-2020.1 (telecommunications tower) including close proximity to residences, potential health impacts and requested the LTC to issue a statement of non-concurrence.

A member of the public expressed concerns regarding application SS-CELLA-2020.1 (telecommunications tower) including potential health impacts. The member of the public expressed concerns regarding application SS-TUP-2020.4 (570 Blackburn Road) including impacts to the watershed.

A member of the public expressed concerns regarding application SS-CELLA-2020.1 (telecommunications tower) and requested the LTC to issue a statement of non-concurrence.

16. APPLICATIONS AND REFERRALS

16.1 SS-CELLA-2020.1 - T. Verigin (Cypress Land Services Inc.) - Channel Ridge Area, SSI

Planner Mayes presented a staff report dated July 15, 2021 regarding a request from Rogers for a statement of concurrence from the LTC for a proposed telecommunications facility in the Channel Ridge Estates.

Cypress Land Services Representative Chad Marlatt, presented a PowerPoint presentation regarding the proposed telecommunications facility in the Channel Ridge Estates and Capital Region Emergency Service Telecommunications (CREST) representative Gord Horth spoke to the application.

SS-2021-146

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee concurs with the proposed siting of the telecommunications facility W2176 on Channel Ridge for the following reasons:

- a. Salt Spring Island Land Use Bylaw No. 355 permits the siting of public utilities (telecommunication towers) in every zone;
- b. the tower is located in close proximity to an existing telecommunication facility;
- c. the tower is, in part, an upgrade to the emergency communication system on Salt Spring Island and will benefit the general population; and
- d. the proponent has undertaken the necessary community consultation and provided opportunity for comment from the public and the Salt Spring Island Local Trust Committee.

CARRIED
Trustee Patrick Opposed

16.2 SS-TUP-2020.4 - M. Cahill - (dba Charlie's Excavating) - 570 Blackburn Road, SSI

Planner Mayes presented a staff report dated July 13, 2021 regarding a temporary use permit for a commercial excavation business.

Applicant Mia Cahill and property owner Charlie Gosset spoke to the application.

SS-2021-147

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee amend Temporary Use Permit SS-TUP-2020.4 (570 Blackburn Road) as follows: Item 4.2 Storage of bulk fuel, lubricants and oils for the Commercial Excavation Business is NOT permitted.

CARRIED

SS-2021-148

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee approve issuance of Temporary Use Permit SS-TUP-2020.4, as amended, for a period of 365 days in order to allow the applicant to relocate and become compliant (570 Blackburn Road).

CARRIED

16.3 SS-DVP-2021.10 - J. Van Halst - 241 Roland Road, SSI

Planner Mayes presented a staff report dated July 13, 2021 regarding a development variance permit application to reduce the setback to the front lot line, make lawful the siting of a building within the front lot line setback, and make lawful the siting of a stair structure within the setback to the natural boundary of the sea.

Applicant Steve van Halst spoke to the application.

SS-2021-149

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee approve issuance of Development Variance Permit SS-DVP- 2021.10 as shown in Appendix No. 5 of the staff report dated July 13, 2021 (241 Roland Road).

CARRIED

16.4 SS-DVP-2021.11 - K. Isherwood - 106 McKenzie Crescent, Piers Island

Planner Gordon presented a staff report dated July 14, 2021 regarding a development variance permit application to vary the height of an accessory building.

Applicant Kevin Isherwood spoke to the application.

SS-2021-150

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request that the applicant submit to the Islands Trust an Assessment Report, completed by an eligible consulting archaeologist, which determines whether the proposed development activities presented in SS-DVP-2021.11 are likely to damage or alter any unrecorded portions of the protected archaeological site on the subject property (106 McKenzie Crescent).

CARRIED

16.5 SS-RZ-2017.2 - F. Dos Santos - 221 Drake Road, SSI (Dragonfly Commons)

Planner Gordon presented a staff report dated July 12, 2021 regarding a rezoning application to permit 30 affordable housing units.

Applicant Fernando Dos Santos spoke to the application.

SS-2021-151

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee rescind first reading of Bylaw No. 505, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 4, 2017".

CARRIED

SS-2021-152

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee amend Bylaw No. 505, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 4, 2017" as presented in appendix 1 of the staff report dated July 27, 2021.

CARRIED

SS-2021-153

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee Bylaw No. 505, cited as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 4, 2017” as amended, be read a first time.

CARRIED

SS-2021-154

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request staff to refer Bylaw No. 505 to agencies, organizations and First Nations, as identified in the staff report dated July 27, 2021.

CARRIED

SS-2021-155

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee has reviewed the Directives Only Policy Checklist and determined that proposed Draft Bylaw No. 505 is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

SS-2021-156

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request that the applicant submit to the Islands Trust a water management report prepared by a Professional Engineer or Geoscientist providing:

- a. Identification of all proposed water sources (e.g. well water, greywater, rainwater);
- b. Identification of how each type of water use (e.g. in-house, irrigation, fire) will be serviced;
- c. Identification of water quality analysis and treatment options (if required);
- d. Identification of small water systems operator for water supply system;
- e. An estimate of the total number of occupants the available groundwater will support based on the sustainable yield of the well (as approved in the water license) and use of supplementary water sources (e.g., greywater, rainwater);
- f. An estimate of how many dwelling units the proposed water supply system would service based on occupancy rates consistent with the provincial *Design Guidelines for Rural Residential Community Water Systems* or the BC census, and;
- g. A continuous monitoring plan for the water levels in the source groundwater well and an observation well.

CARRIED

SS-2021-157

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee endorse staff entering into a Cost Recovery Agreement with the applicant for file SS-RZ-2017.2, pursuant to Trust Council policy and Salt Spring Island Local Trust Committee Bylaw No. 428, required for Island Trust legal review of all covenants related to the subject application.

CARRIED

17. CLOSED MEETING – None

18. UPCOMING MEETINGS

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled on August 31, 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 2:52 p.m.

Peter Luckham, Chair

CERTIFIED CORRECT:

Sarah Shugar, Recorder