



## Salt Spring Island Local Trust Committee Minutes of Regular Meeting

**Date:** Tuesday, July 12, 2022

**Location:** Community Gospel Chapel  
147 Vesuvius Bay Road, Salt Spring Island

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

**Staff Present:** Louisa Garbo, Acting Regional Planning Manager (RPM)  
Jason Youmans, Island Planner  
Geordie Gordon, Acting Island Planner  
Charly Caproff, Planning Technician  
Warren Dingman, Bylaw Enforcement and Compliance Manager (BECM)  
Rob Pingle, Recorder

**Others Present:** Gulf Islands Driftwood Reporter  
Gary Holman, Capital Regional District (CRD) Salt Spring Island Electoral Area Director  
Approximately 16 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 9:32 a.m. and welcomed everyone to a meeting of the Salt Spring Island Local Trust Committee. He introduced himself, the Trustees and staff and humbly stated gratitude to live and work in Coast Salish First Nations treaty and traditional territory.

### 2. APPROVAL OF AGENDA

It was proposed to include the following item under Other Business 17.2 Delegations

**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 14, 2022 SSI LTC Regular Meeting

Trustee Patrick asked for her Trustee Report to be amended as follows:  
Bullet one should read: "That affordable housing needs to be addressed because our very own land use bylaws heavily favour single family homes with seasonal cottages."

Bullet two: "That the definition of seasonal cottages needs to be addressed because it appears to encourage STVRs."

Bullet four: remove

Bullet seven: "That the meeting with Minister Nathen Cullen showed potential for making the Ganges Village plan a pilot for a cooperative planning process with First Nations."

**By general consent**, the minutes of June 14, 2022 Salt Spring Island Local Trust Committee Regular meeting were adopted as amended.

**3.2. Resolutions Without Meeting Report - None**

**3.3. Draft Minutes of the Advisory Planning Commissions**

**3.3.1. Advisory Planning Commission - None**

**3.3.2. Agricultural Advisory Planning Commission - None**

**3.3.3. Ganges Village Area Planning Task Force**

**3.3.3.1. Draft Minutes of the June 16, 2022 Ganges Village Area Planning Task Force Meeting**

The minutes were received.

**3.3.4. Housing Action Program Task Force**

**3.3.4.1. Minutes of the June 2, 2022 Housing Action Program Task Force Meeting**

The minutes were received.

**3.3.4.2. Draft Minutes from the June 15, 2022 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 2022**

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 2022**

The report was received.

**7.3. Projects List dated July 2022**

The report was received.

Trustee Patrick spoke to the expiration of the Land Use Contracts. Planner Youmans provided an update regarding the properties on island with Land Use Contracts.

**SS-2022-94**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee request staff to contact the two Land Use Contract holders.

**CARRIED**

**7.4. Applications with Status Report dated July 2022**

The report was received.

Trustee Grove asked for an update on the Vortex project. Planner Youmans provided a verbal update on the application.

Acting RPM Garbo arrived at 10:00 a.m.

Trustee Patrick asked for information regarding the BC Housing project on Kings Lane. Acting RPM Garbo provided an update on the process to provide a Temporary Use Permit to the project.

**7.5. Expense Report dated May 2022**

The report was received.

**7.6. Islands Trust Conservancy Board Report dated May 2022**

The report was received.

**7.7. Salt Spring Island Watershed Protection Alliance (SSIWPA) Coordinator's Report dated June 2022**

The report was received.

**7.8. Housing Action Program Task Force - Chair's Update**

Task Force Chair Heitzman spoke to the advancement of Proposed Bylaw No. 530 and how it relates to the other work the Task Force is moving forward. He spoke to the housing gap that has been identified through in the 2003 report published by the Islands Trust. He spoke to the impacts on the environment by not addressing the need for housing on the island.

**8. LOCAL TRUST COMMITTEE PROJECTS**

**8.1. Proposed Bylaw No. 526 - Changes to Residential Permissions in the Agricultural Land Reserve & Bylaw Amendment Options for Dwellings on Large Farms**

Acting Island Planner Gordon presented the staff report dated July 12, 2022 concerning Proposed Bylaw No. 526.

**SS-2022-95**

**It was MOVED and SECONDED,**

That the first reading of Salt Spring Island Local Trust Committee Bylaw No. 526, cited as "Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 3, 2021", be rescinded.

**CARRIED**

**SS-2022-96**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee amend Proposed Bylaw No. 526 by making the following changes to the proposed bylaw in Appendix 3 of the staff report dated July 12, 2022:

- striking the word "immediate" from the definition of farm workers dwelling unit,
- striking the requirement for a covenant
- striking the words "or by an association to which the owner of the agricultural land belongs"

**CARRIED**

**SS-2022-97**

**It was MOVED and SECONDED,**

That Salt Spring Island Local Trust Committee Proposed Bylaw No. 526, cited as "Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 3, 2021", as amended, be read a first time.

**CARRIED**

**SS-2022-98**

**It was MOVED and SECONDED,**

That Salt Spring Island Local Trust Committee Proposed Bylaw No. 526, cited as “Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 3, 2021”, be read a second time.

**CARRIED**

There was a discussion regarding the materials to be provided at the public meeting.

There was discussion about the timing of the meetings.

**SS-2022-99**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee requests staff to schedule a virtual public information session and public hearing for Salt Spring Island Local Trust Committee Proposed Bylaw No. 526, cited as “Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 3, 2021”.

**CARRIED**

**SS-2022-100**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee add: Increase of setbacks for any new uses from all lot lines adjacent to the McFadden Creek Nature Sanctuary of 200m; and Increase of setbacks for any new uses from all lot lines adjacent to other ITC conservation areas to 30 m to the Salt Spring Island Local Trust Committees Land Use Bylaw Amendments project list.

**CARRIED**

**8.2. Proposed Bylaw No. 530 - Accessory Dwelling Units**

Acting RPM Garbo presented the staff report dated July 12, 2022 regarding Proposed Bylaw No. 530.

There was discussion regarding the current zones seasonal cottages are allowed in the land use bylaw.

There was discussion regarding removing the requirement for covenant and the need to simplify the definition for accessory dwelling unit.

**SS-2022-116**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee gives Proposed Bylaw No. 530, cited as “Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 1, 2022,” as amended, be read a second time.

**CARRIED**

**SS-2022-117**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Proposed Bylaw No. 530, cited as "Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 1, 2022," is not contrary to or at variance with the Islands Trust Policy Statement"

**CARRIED**

**SS-2022-118**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee requests staff to host a virtual public information session and public hearing for Salt Spring Island Local Trust Committee Proposed Bylaw No. 530, cited as "Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 1, 2022."

**CARRIED**

**8.3. Ganges Village Planning - Ideas Workshop Summary**

The report was received.

**9. CLOSED MEETING**

**9.1. Motion to Close the Meeting**

**SS-2022-101**

At 11:27 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)

- (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;
- (f) law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment; and,
- (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.

**9.2. Motion to Open the Meeting**

**SS-2022-102**

At 11:42 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.

**9.3. Rise and Report – None**

The meeting recessed for a lunch break at 11:42 a.m. and reconvened at 12:01 p.m.

## 10. TRUSTEE REPORTS

Trustee Patrick presented the following report:

- Announced her intention to run again.
- Spoke to the need to manage Short-Term Vacation Rentals in cooperation with the CRD.
- Spoke to her discussions with BC Housing and organizations providing services to vulnerable populations regarding coordinating community planning.
- Spoke to the meetings she has attended in the past month.
- Congratulated the Southern Gulf Islands Tourism Partnership Society for submitting a proposal to the Canada Mortgage and Housing Corporation Housing Supply Challenge.

Trustee Grove presented the following report:

- Expressed his gratitude for Trustee Patrick choosing to run again.
- Spoke to the meetings he has attended in the past month.

## 11. CHAIR'S REPORT

Chair Luckham presented the following report:

- Trust Programs Committee met to review everything received regarding the Trust Policy Statement review and the revised draft being prepared with first reading not happening until after the local election.

## 12. CRD DIRECTOR'S REPORT

Director Holman presented the following report:

- The Fire District referendum for a new Fire Hall was successful and is a benefit to the community as a whole that results in the CRD acquiring the current main hall in four years.
- Best use of the main hall will be researched during that time but it is the intention to use it as a local farmer's market with transfer of the parking lot from the MOTI to the CRD.
- Mt Maxwell park land acquisition is in process and seeking community funding to finalize the purchase through Salt Spring Solutions.
- The Local Community Commission is moving forward with the CRD Board providing readings to two bylaws that will broaden CRD representation on Salt Spring.
- The use of business licences as a way to regulate Short-Term Vacation Rentals and the need to use the Speculation and Vacancy Tax as a way to deter property owners from using their property as Short-Term Vacation Rentals.
- The affordable housing issue on the island that includes successes in this past term with 120 units created.
- The CRD is working with the owners of Dragonfly Commons (221 Drake Road) to take over their water system to move the project forward to add more units.
- The addition of temporary housing on Kings Lane to house the current tenants of Seabreeze Inne while the Drake Road supportive housing project is finalized.

## 13. CORRESPONDENCE

### 13.1. J. Clark to LTC - Dated June 9, 2022 - Concerning Rogers Letter

The correspondence item was received.

**13.2. L. Krug to LTC - Dated June 9, 2022 - Concerning Channel Ridge Tower Proposal**

The correspondence item was received.

**13.3. A. Blue to LTC - Dated June 11, 2022 - Concerning Channel Ridge Tower Proposal**

The correspondence item was received.

**13.4. A. Host to LTC - Dated June 11, 2022 - Concerning Channel Ridge Tower Proposal**

The correspondence item was received.

**13.5. C. Hrvatin to LTC - Dated June 11, 2022 - Concerning Channel Ridge Tower Proposal**

The correspondence item was received.

**13.6. J. Blue to LTC - Dated June 13, 2022 - Concerning Channel Ridge Tower Proposal**

The correspondence item was received.

**13.7. O. McQuat to LTC - Dated June 5, 2022 - Concerning Channel Ridge Tower Proposal**

The correspondence item was received.

**13.8. B. Francis to LTC - Dated June 8, 2022 - Concerning Channel Ridge Tower Proposal**

The correspondence item was received.

**13.9. I. Ma to LTC - Dated June 8, 2022 - Concerning Channel Ridge Tower Proposal**

The correspondence item was received.

**13.10. K. Rafalski to LTC - Dated June 8, 2022 - Concerning Channel Ridge Tower Proposal**

The correspondence item was received.

**13.11. L. Sloan to LTC - Dated June 8, 2022 - Concerning Channel Ridge Tower Proposal**

The correspondence item was received.

**13.12. P. Wittwer to LTC - Dated June 8, 2022 - Concerning Channel Ridge Tower Proposal**

The correspondence item was received.

**13.13. S. Chernish to LTC - Dated June 8, 2022 - Concerning Channel Ridge Tower Proposal**



The correspondence item was received.

**13.14. T. Lowry to LTC - Dated June 8, 2022 - Concerning Channel Ridge Tower Proposal**

The correspondence item was received.

**13.15. N. Adamson to LTC - Dated June 13, 2022 - Concerning Channel Ridge Tower Proposal**

The correspondence item was received.

**13.16. C. Anderson to LTC - Dated June 13, 2022 - Concerning Channel Ridge Tower Proposal**

The correspondence item was received.

**13.17. N. Page to LTC - Dated June 14, 2022 - Concerning Opposition to 5G Towers on SSI**

The correspondence item was received.

**13.18. A. Perri to LTC - Dated June 14, 2022 - Concerning Opposition to 5G Towers**

The correspondence item was received.

**13.19. T. Taylor to LTC - Dated June 15, 2022 - Concerning Opposition to 5G Towers**

The correspondence item was received.

**13.20. M. Whimbey to LTC - Dated June 22, 2022 - Concerning Channel Ridge Tower Approval**

The correspondence item was received.

**13.21. J. Clark to LTC - Dated June 26, 2022 - Concerning ISED Letter dated May 17, 2022**

The correspondence item was received.

Mr. Clark was requested to speak on the correspondence. He spoke to the methods Rogers and CREST used to address the placement of the tower in Channel Ridge. A suggested letter to Innovation, Science and Economic Development Canada was submitted.

**SS-2022-103**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee request staff to retain a legal counsel to prepare a letter of response to the May 17, 2022 ISED letter in consideration of relevant materials received to date.

**CARRIED**

**SS-2022-104**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee request Chair Luckham to contact Michael Krenz of Rogers requesting suspension of activities at Channel Ridge pending a letter from Islands Trust legal counsel and follow up with a letter of the above request.

**CARRIED**

**13.22. R. Reed to LTC - Dated June 26, 2022 - Concerning 5G Tower – Rescind Approval**

The correspondence item was received.

**13.23. M Leichter to LTC - Dated June 21, 2022 - Concerning Pathway Corner McPhillips & Fulford-Ganges Road**

The correspondence item was received.

**13.24. F. and J. Attorp to LTC - Dated June 27, 2022 - Concerning Feedback re: Online OCP Review Questionnaire**

The correspondence item was received.

There was discussion about the Housing Action Program public engagement actions taken to date. The feedback received will be shared with the trustees

**13.25. J. Clark to LTC - Dated June 30, 2022 - Concerning Rogers Town Hall Meeting Invitation**

The correspondence item was received.

**13.26. C. Nichols-Ledger to LTC - Dated June 30, 2022 - Concerning Rogers Town Hall Meeting Invitation**

The correspondence item was received.

**13.27. W. Steiner to LTC - Dated June 30, 2022 - Concerning Rogers Town Hall Meeting Invitation**

The correspondence item was received.

**13.28. M. Forde to LTC - Dated July 1, 2022 - Concerning Rogers Town Hall Meeting Invitation**

The correspondence item was received.

**13.29. D. Pattison to LTC - Dated July 1, 2022 - Concerning Rogers Town Hall Meeting Invitation**

The correspondence item was received.

**13.30. E. Senkpiel to LTC - Dated July 1, 2022 - Concerning Rogers Town Hall Meeting Invitation**

The correspondence item was received.

## 14. DELEGATIONS

### 14.1. Maureen Moore, Chair Hedgerow Preservation Society - Concerning Preservation of Hedgerows especially along Salt Spring's designated Scenic and Heritage Roads in keeping with the MOU between Islands Trust and MOTI which forms part of our OCP.

Maureen Moore spoke to the ability to conserve the environment by maintaining the hedgerows along our roads. There was a request for dialog between Islands Trust, the Ministry of Transportation and Infrastructure (MoTI) and the current contractor for road maintenance on the island.

There was discussion about the alignment between the Salt Spring OCP and the Islands Trust letter of agreement with MOTI regarding the designated Scenic and Heritage Roads.

### 14.2. Maxine Leichter - Concerning Proposed Bylaw No. 530.

Maxine Leichter spoke to the water issues our community is experiencing and how the planning choices of the past influence them. It was suggested that these issues could be further impacted with the adoption of the proposed bylaw. She spoke to the need for a study of where the greatest amount of water on the island is and then focusing development there.

## 15. TOWN HALL AND QUESTIONS

Chair Luckham opened the Town Hall at 1:32 p.m.

A member of the public spoke to the proposed development for Seabreeze Inne and the impact on the current tenants of the property.

## 16. APPLICATIONS AND REFERRALS

### 16.1. SS-TUP-2022.1 & SS-DVP-2022.15 - R. Martell, Lady Minto Hospital Foundation - 101 Bittancourt Road, SSI

Planner Youmans presented a staff report dated July 12, 2022.

Applicant Roberta Martell spoke to the reduction in densification and improvements to water conservation through fixture improvements that these permits will create.

#### **SS-2022-105**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee approve issuance of Development Variance Permit SS-DVP-2022.15 (101 Bittancourt Road).

**CARRIED**

**SS-2022-106**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee approve issuance of Temporary Use Permit SS-TUP-2022.1 (101 Bittancourt Road).

**CARRIED**

**16.2. SS-DP-2021.14 - D. Gunn - 189 Beddis Road, SSI (The Root)**

Planner Youmans presented a staff report dated July 12, 2022.

Applicant Sheila Dobie spoke in favour of the work by staff.

**SS-2022-107**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee approve issuance of Development Permit SS-DP-2021.14 for Lot A Section 18 Range 4 East North Salt Spring Island Cowichan District Plan EPP19759 (189 Beddis Road).

**CARRIED**

**16.3. SS-DVP-2022.5 – R. McDiarmid – 1521 Beddis Road, SSI**

Planner Gordon presented a staff report dated July 12, 2022.

Applicant R. McDiarmid spoke to the need to receive the variance to address the requirements being requested in the staff report that puts the variance into abeyance.

**SS-2022-108**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee request the applicant for SS-DVP-2022.5 provide an updated survey prepared by a British Columbia Licenced Surveyor showing the location of the proposed carport, all other structures within the setbacks to the lot lines, and all buildings labelled correctly.

**CARRIED**

**SS-2022-109**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee request the applicant for SS-DVP-2022.5 obtain a Site Alteration Permit from the British Columbia Archaeology Branch for the proposed carport development.

**CARRIED**

**SS-2022-110**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee place SS-DVP-2022.5 in abeyance until recommendation 1 and 2 of the report dated July 12, 2022 are satisfied.

**CARRIED**

**16.4. SS-DVP-2022.14 – A. Grange – 113 Lee Ann Road, SSI**

Planner Gordon presented a staff report dated July 12, 2022.

Applicant A. Grange was present and agreed with the staff report.

**SS-2022-111**

**It was MOVED and SECONDED,**

That Salt Spring Island Local Trust Committee approve issuance of SS-2022.14 (113 Lee Ann Road).

**CARRIED**

**16.5. SS-DVP-2022.1 – D. Corcoran – Clamshell Islet**

Planner Gordon presented a staff report dated July 12, 2022.

Applicant D. Corcoran spoke to the plans to only use the proposed system for grey water.

There was discussion regarding a cost recovery agreement motion to allow for a discussion between the applicant and First Nations.

**SS-2022-112**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee request staff to enter into a cost recovery agreement with the applicant to facilitate a visit to the subject site by First Nations and defer the application to a future meeting.

**CARRIED**

**SS-2022-113**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee place a review of the residential zoning on islets on the projects list under Item 2 Land Use Bylaw.

**CARRIED**

**16.6. SS-RZ-2017.3 - J. Colligan - 2188 North End Road, SSI**

Planner Gordon presented a staff report dated July 12, 2022.

The applicant was not present.

**SS-2022-114**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee place application SS-RZ-2017.3 in abeyance until the conclusion of the Salt Spring Island Local Trust Committee Housing Action Program Proposed Bylaw No. 530.

**CARRIED**

**17. OTHER BUSINESS**

**17.1. Watershed Stewardship Video**

Trustee Patrick spoke to Transition Salt Spring’s Ecological Research Network’s planned Salt Spring Island Watershed Stewardship video series and their request for letters of support to generate funding for the series.

**SS-2022-115**

**It was MOVED and SECONDED,**

That Salt Spring Island Local Trust Committee support the development of a Salt Spring Island Watershed Stewardship video series by providing letters of support.

**17.2. Delegations**

There was discussion about the process for allowing delegations to present at the Local Trust Committee meetings. The procedure will be circulated to trustees.

**18. UPCOMING MEETINGS**

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled for 9:30 a.m. on August 9, 2022.

Please see the meeting calendar on the Islands Trust website at [www.islandstrust.bc.ca](http://www.islandstrust.bc.ca) for current meeting information and location.

**19. ADJOURNMENT**

**By general consent** the meeting adjourned at 3:18 p.m.

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Peter Luckham, Chair

**CERTIFIED CORRECT:**

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Rob Pingle, Recorder