



Islands Trust

A NOTICE OF A REGULAR BUSINESS MEETING OF THE **SALT SPRING ISLAND LOCAL TRUST COMMITTEE** to be held at 9:30 AM on January 5th, 2012 at Hart Bradley Hall - Lions Club, 103 Bonnet Avenue, Salt Spring Island, BC

AGENDA

	Approximate Duration*	Page
1. CALL TO ORDER		
2. APPROVAL OF AGENDA	5	
3. MINUTES AND RESOLUTIONS WITHOUT MEETING	15	
3.1 Draft Minutes of the SSI LTC Business Meeting of November 3, 2011 - <i>For Adoption</i>		3
3.2 Adopted and Draft Minutes of the Advisory Planning Commission Meetings of October 20, November 17 and 24, 2011 – <i>For Information</i>		13
3.3 Adopted and Draft Minutes of the Advisory Agriculture Committee Meetings of October 20, November 17 and December 1, 2011 – <i>For Information</i>		21
3.4 Draft Minutes of the Advisory Design Panel Meeting of November 17, 2011 – <i>For Information</i>		31
3.5 Adopted and Draft Minutes of the Advisory Environment Committee Meetings of October 20 and November 24, 2011 – <i>For Information</i>		33
3.6 Section 26 Resolution-Without-Meeting Log Report – <i>For Information</i>		37
4. CORRESPONDENCE – <i>Correspondence received concerning current applications is considered with the application</i>	20	
4.1 S. Rowlandson-O’Hara – LTC Meeting – October 4, 2011		39
4.2 Islands Trust Fund – Covenant Monitoring – October 27, 2011		41
4.3 R. Volquardsen – Access to Mount Maxwell – November 23, 2011		45
4.4 D. Guenette – Ferry Advisory Committees – November 24, 2011		47
4.5 Gulf Islands Natural Park Reserve – Newsletter – November 2011		49
5. REPORTS	<u>30</u>	
5.1 Application Summary Report		55
5.2 Annual Application Summary		57
5.3 Current Applications Report		59
5.4 Salt Spring Expense Reports – Posted to December 21, 2011		73
6. BUSINESS ARISING FROM MINUTES	15	
6.1 Top Priorities Report		
6.2 Follow-Up Action List		75
		77
7. NEW BUSINESS		
7.1 Local Trust Committee Video Taping Pilot – <i>Staff Report</i>	10	85
7.2 2012 Local Trust Committee Meeting Schedule – <i>Staff Memorandum</i>	<u>20</u>	93
7.3 Galiano Islands Trust Proposed Bylaws No. 233 & 234 - <i>Referral</i>	10	97

RECESS until 12:00

8.	TRUSTEE REPORTS (verbal report)	10	
9.	CHAIR'S REPORT (verbal report) <i>Reminder from the Chair that no further correspondence or input can be received by the Local Trust Committee after the close of the public hearings (that were scheduled on November 2, 2011) for Proposed Bylaw No. 452 (application SS-RZ-2011.1 - 125 Rainbow Road).</i>	5	
10.	DELEGATIONS		
10.1	Dr. Varzeliotis	5	107
10.2	M. Leichter	5	113
11.	TOWN HALL	<u>30</u>	
12.	APPLICATIONS, PERMITS, BYLAWS AND REFERRALS		
12.1	SS-ALR-2011.1 – 240 Atkins Rd – Landworks Consultants - <i>Application for exclusion – Staff Report</i>	15	123
12.2	SS-ALR-2011.2 – 2163 Fulford-Ganges Rd – JG Consulting Ltd. - <i>Application for non-farm use and subdivision – Staff Report</i>	15	157
12.3	SS-ALR-2011.3 - SSI Fire Protection District, Board of Trustees - <i>Application for subdivision and non-farm use of the ALR – Staff Report</i>	<u>15</u>	169
12.4	SS-SUB-2011.7 – 641 Anna's Dr – C. Burns - <i>10% waiver request – Staff Report</i>	15	193
12.5	SS-RZ-2011.3 – 440 Rainbow Rd – J. Quesnel - <i>Application to change zoning – Staff Report</i>	20	197
12.6	SS-RZ-2011.4 – 154-164 Kings Ln - 651626 BC Ltd, c/o Mr. Myles Wilson - <i>Application to change zoning – Staff Report</i>	20	211
12.7	SS-RZ-2011.1 – Proposed Bylaw No. 452 – 125 Rainbow Rd – M. Ogilvie - <i>For consideration of Bylaw Adoption – Staff Report Pending</i>	<u>15</u>	
13.	LOCAL TRUST COMMITTEE PROJECTS		
13.1	Work Program – Riparian Areas Regulation – <i>Staff Report Pending</i>	30	
13.2	LUB Background Report - Secondary Suites – <i>Staff Report</i>	<u>30</u>	227
13.3	Work Program Summary – <i>Staff Report</i>	20	245
13.4	Review Local Trust Area Webpage – <i>Webpage Excerpt</i>	10	260
14.	UPCOMING MEETINGS	5	
14.1	Next regular business meeting of the Local Trust Committee		
15.	ADJOURNMENT		

*Approximate duration is provided for the convenience of the public only and is subject to change without notice.