



Salt Spring Island Local Trust Committee

Regular Meeting Agenda

Date: Tuesday, January 19, 2021
Time: 9:00 a.m.
Location: Electronic Meeting

1. **CALL TO ORDER** 9:30 AM - 9:30 AM
2. **APPROVAL OF AGENDA**
3. **PREVIOUS MEETINGS** 9:30 AM - 9:35 AM
 - 3.1. **Draft Minutes of the Salt Spring Island Local Trust Committee**
 - 3.1.1. Draft Minutes of the December 15, 2020 SSI LTC Regular Meeting
For Adoption
 - 3.1.2. Draft Minutes of the December 17, 2020 SSI LTC Special Meeting
For Adoption
 - 3.2. **Resolutions Without Meeting Report**
Report dated January 2021
 - 3.3. **Draft Minutes of the Advisory Planning Commissions - None**
 - 3.4. **Local Trust Committee Public Hearing Record - None**
4. **LOCAL TRUST COMMITTEE PROJECTS** 9:35 AM - 12:00 PM
 - 4.1. **Housing Working Group**
Representation of Housing Working Group Report - dated September 1, 2020
 - 4.2. **Housing Challenges and Solutions**
Project Charter - Staff Report
 - 4.3. **Water Sustainability**
Salt Spring Island Watershed Protection Alliance (SSIWPA) Special Tax Requisition - Staff Report
 - 4.4. **Salt Spring Island Watershed Protection Alignment and Opportunities**
Trustee Sponsored Request for Decision

4.5. Coastal Douglas-Fir and Associated Ecosystems Protection

Project Update - Staff Report

.....BREAK UNTIL 12:30 PM.....

- 5. **TRUSTEE REPORTS** 12:30 PM - 12:40 PM
Verbal Report
- 6. **CHAIR'S REPORT** 12:40 PM - 12:45 PM
Verbal Report
- 7. **CRD DIRECTOR'S REPORT** 12:45 PM - 12:50 PM
Verbal Report
- 8. **CORRESPONDENCE** 12:50 PM - 12:55 PM
 - 8.1. **J. Allen to LTC and Trustee Patrick reply, Dated December 11, 2020 - Concerning a bylaw amendment to allow stair to the foreshore**
For Consideration
 - 8.2. **M. Chandler to LTC, dated January 5, 2021 - Concerning November delegation with footnotes**
For Information
 - 8.3. **Dr. T. Varzeliotis to LTC and Trustee Patrick reply - Dated January 5, 2021 - Concerning Consensus for Change**
For Consideration
- 9. **DELEGATIONS - None**
- 10. **TOWN HALL AND QUESTIONS** 12:55 PM - 1:10 PM
Reminder, the Public Hearing for:
 - Bylaws 474 and 475 (Fulford Landing) closed on November 2, 2017Per Meeting Procedure Bylaw No. 391, the Local Trust Committee must not permit a delegation to address a meeting of the Committee regarding a bylaw in respect of which a public hearing has been held.
- 11. **APPLICATIONS AND REFERRALS** 1:10 PM - 3:25 PM
 - 11.1. **SS-RZ-2020.2 - P. Hunt and M. Carr - 125 Churchill Road, SSI**
Request to temporarily cease Bylaw Enforcement action for a continuing use while processing an application in consideration of a Community Need - Staff Memorandum

- 11.2. **SS-TUP-2020.3 - K. Plambeck & T. Wesley - Diggin'It Excavating Ltd. - 215 Margolin Drive, SSI**
Temporary Use Permit Renewal for Home-Based Commercial Excavation Business - Staff Report
- 11.3. **SS-DP-2019.4 - J. Smith, Gulf Islands Seniors Residence Association - 154 Kings Lane, SSI (Meadowlane)**
Reconsideration of a Development Permit to construct a 50 unit Seniors Facility in Development Permit Area 1 - Staff Report

..... 15 MINUTE BREAK.....
- 11.4. **SS-DVP-2020.11 and SS-DP-2020.9 - J. Speirs and D. Young - 135 Leslee Drive, SSI**
Proposed Development Variance Permit to permit work within 10 metres of the sea (Development Permit Area 3) - Staff Report
- 11.5. **SS-DVP-2020.12 - E. FitzZaland, Green City Builders Inc. - 176 Bishops Walk Road, SSI**
Proposed Development Variance Permit to install a range in an accessory building - Staff Report
- 11.6. **SS-DP-2020.11 - R. Waters - 104 Cedar Lane, SSI**
Proposed Development Permit to install a replacement of a failed on-site sewerage system in Development Permit Area 5 - Staff Report
- 11.7. **SS-DP-2020.13 - N. Casey - Lot A, Mt. Belcher Heights, SSI**
Proposed Development Permit to allow a septic system within Development Permit Area 5 - Staff Report

12. BUSINESS ARISING FROM MINUTES 3:25 PM - 3:30 PM

- 12.1. **Follow-Up Action List**
Report dated January 2021

13. COMMUNITY INFORMATION MEETING - None

14. PUBLIC HEARING - None

15. REPORTS 3:30 PM - 3:50 PM

- 15.1. **Policy and Standing Resolutions List**
For Information
- 15.2. **Work Program Top Priorities Report**
Report dated January 2021
- 15.3. **Projects List**

Report dated January 2021

15.4. Applications with Status Report

Report dated January 2021

15.5. Expense Report - None

15.6. Islands Trust Conservancy Board Report

Report dated November 2020

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

16. OTHER BUSINESS

3:50 PM - 3:55 PM

16.1. New Business

16.1.1. Resolution to Continue Holding Electronic Meetings

For Consideration:

That in order to meet the principles of openness, transparency, and accessibility, meetings of the Salt Spring Island Local Trust Committee will be held electronically until Ministerial Orders under the *Emergency Program Act* and requirements or recommendations under the *Public Health Act* change regarding public attendance at trust body meetings; and that such meetings be live streamed, and the public invited to participate in meetings by connecting to the link or the phone number provided in the meeting notice, in order to observe proceedings and speak when invited by the Chair.

17. CLOSED MEETING

3:55 PM - 4:15 PM

17.1. Motion to Close the Meeting

The Salt Spring Island Local Trust Committee close this meeting to the public subject to Community Charter Section 90

- (a) Personal information about individuals appointed to or being considered for appointment as an officer, employee or agent of the local government;

... and that staff be invited to remain.

17.2. Motion to Open the Meeting

The Salt Spring Island Local Trust Committee re-open this meeting to the public subject to Section 89 of the Community Charter.

17.3. Rise and Report

18. UPCOMING MEETINGS

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled for 9:30 a.m. on February 16, 2021. Check the website at www.islandstrust.bc.ca for details regarding this meeting and other upcoming meetings.

19. ADJOURNMENT