

In order to adhere to the scheduled times for the public hearings item 13.1 was heard following item 8.3 and item 13.2 was heard following item 8.4

14. APPLICATIONS AND REFERRALS

14.1 PLRZ20250220 - J. Gauthier - 154 Kings Lane, SSI

The Planner summarized the staff report and noted that Tsawout First Nation has indicated it would like to provide comment on the application, and a referral response will ideally come in November.

Discussion ensued and the following comments were made:

- In response to a question from a Trustee, the Planner confirmed that the letter received requesting wording clarification in the bylaw will be reviewed by staff and brought back at third reading
- A Trustee acknowledged receipt of new correspondence pertaining to water and the watershed
- In response to a question from the applicant, the Planner noted that a housing agreement can be made before adoption of the bylaw, and the housing agreement can remain a condition up to the adoption of the bylaw
- A Trustee recommended that projects should be prioritized for connection to the water service.

SS-2025-119

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 Bylaw No. 549 cited as "Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 5, 2025" (154 Kings Lane Road) is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

SS-2025-120

It was MOVED and SECONDED

that the Salt Spring Island Local Trust Committee Bylaw No. 549 cited as "Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 5, 2025", be read a first and second time (PLRZ20250220, 154 Kings Lane Road)

CARRIED

14.2 PLRZ20240021 - D. Janyk - 355 Blackburn Road

The Planner summarized the staff report and noted Tsawout First Nation has indicated it would like to provide comment on the application.

SS-2025-121

that the Salt Spring Island Local Trust Committee Bylaw No 546 cited as "Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 4, 2025", be read a first time (PLRZ20240021, 355 Blackburn Road).

CARRIED

SS-2025-122

It was MOVED and SECONDED

that the Salt Spring Island Local Trust Committee Bylaw No 546 cited as "Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 4, 2025," be read a second time (PLRZ20240021, 355 Blackburn Road).

CARRIED

A Trustee commented that invitations to community information meetings should be sent to Trustees and posted to the Islands Trust website.

SS-2025-123

It was MOVED and SECONDED

that the Salt Spring Island Local Trust Committee requests staff to schedule a Community Information Meeting and Public Hearing for Bylaw No 546, cited as "Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 4, 2025".

CARRIED

14.3 PLALR20250198 - R. Stepaniuk - 820 Mount Maxwell Road, SSI

The Planner reviewed the staff report. A Trustee commented on a need to explicitly state support for reasons recommended by the Agricultural Advisory Planning Commission.

SS-2025-124

It was MOVED and SECONDED

that the Salt Spring Island Local Trust Committee requests staff to forward application PLALR20250198 to the Agricultural Land Commission with support for the following reasons: no farmland is being removed and supports farm worker dwellings.

CARRIED

The meeting break was held at 12:44 and reconvened at 12:54 p.m.

15. LOCAL TRUST COMMITTEE PROJECTS - None

16. NEW BUSINESS

16.1 Follow up on Visit with Minister Boyle, Housing and Municipal Affairs

Comments were made that Minister Boyle had asked questions related to data and there is opportunity to continue dialogue that may result in better chances to get funding for housing projects. A Trustee suggested the Local Trust Committee prepare a letter to thank Minister Boyle for visiting and ask what kind of data and collection methodology would be useful to support the Ministry.

SS-2025-125

It was MOVED and SECONDED

that the Salt Spring Island Local Trust Committee requests a letter from the Chair of Trust Council thanking the Minister of Housing and Municipal Affairs for her visit to Salt Spring Island and seeking to work with the Ministry on housing needs data.

CARRIED

Trustee Harris Opposed