

7.5 G. Clayton to L. Patrick Dated November 24, 2020 – Concerning Renaming a Lake

The correspondence was received.

SS-2020-181

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to report back regarding the correspondence received from G. Clayton dated November 24, 2020.

CARRIED

8. DELEGATIONS - None

9. TOWN HALL & QUESTIONS

Chair Luckham opened the Town Hall at 10:23 a.m.

A member of the public expressed concerns regarding Bylaw No. 471 – Temporary Use Permits for Residential Uses including that the bylaw is not a meaningful or practical solution to affordable housing and requested the Local Trust Committee to proceed no further with the bylaw.

A member of the public expressed support for the Ganges Village Planning project. The member of the public expressed concerns regarding the notice for public participation on the Ganges Village Planning Task Force and noted the importance of stakeholder participation. The member of the public requested the deadline for applications be extended to February 15, 2021 and that a skills matrix be used for composition of the task force.

A member of the public expressed support for naming a lake commonly known as Rosemurgy's Dam as noted in correspondence item 7.5.

10. APPLICATIONS AND REFERRALS

10.1 SS-RZ-2019.1 - N. Williams and E. Myers - 248 Upper Ganges Road, SSI

Planner Gordon presented a staff report dated December 2, 2020 regarding a rezoning application to permit the continuance of a General Employment operation primarily engaged in boat and equipment repair, as well as continuation of personal services (a hair salon) that currently operates as a home based business.

Applicants Nick Williams and Emily Myers spoke to the application.

SS-2020-182

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request that the applicant submit to the Islands Trust the following:

- a. A report from a Professional Engineer providing a water quality analysis that demonstrates that the surface water and groundwater from each proposed water supply source or well is potable or can be made potable (as defined in Schedule H of Land Use Bylaw No. 355 and Guidelines for Canadian Drinking Water Quality) with a treatment system customarily used in a single-family dwelling, and include a plan of the subject property indicating each well location where a water sample was taken, and a statement that the water samples upon which the water quality analysis was performed were unadulterated samples taken from the locations indicated on the plan.
- b. A report from a Professional Engineer providing a statement regarding the adherence to construction standards in the Groundwater Protection Regulation for each surface water supply source.
- c. A report from a Professional Engineer demonstrating a rainwater storage, treatment, and delivery system for potable water designed in accordance with Canadian Standards Association rainwater harvesting system standard CSA B805-18 capable of supplying potable water of an amount sufficient for all proposed General Employment uses.
- d. A report from a Professional Engineer commenting on compliance with, and implementation of all recommendations of the attached storm water management plan (2015). The updated report should include any further action necessary to address the possibility of hazardous material spill.
- e. An Assessment Report, completed by a Professional Engineer or Geoscientist, which identifies following aspects of the existing dug well:
 - i. Vulnerability to surface contamination;
 - ii. Distance and interference to other wells, surrounding land uses and waste water disposal fields;
 - iii. Potential impacts to groundwater;
 - iv. Sustainability on a year round basis;
 - v. Any other relevant information as determined by the professional (248 Upper Ganges Road).

CARRIED

SS-2020-183

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to prepare a draft bylaw to amend the Salt Spring Island Official Community Plan Bylaw No. 434, 2008 to add Lot A, Section 4, Range 4 East, North Salt Spring Island, Cowichan District, Plan 42183 to Map 19 – Development Permit Area 2 – Non-Village Commercial and Industrial and to change the Designation from Residential Neighbourhoods to General Employment and Commercial Services (248 Upper Ganges Road).

CARRIED

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to prepare a draft bylaw to amend the Salt Spring Island Land Use Bylaw No. 355, 1999, to rezone Lot A, Section 4, Range 4 East, North Salt Spring Island, Cowichan District, Plan 42183 from Residential 7 to a General Employment zone variant permitting at minimum, the following uses:

- a. Boat building, servicing and repairs;
- b. Rental, repair, sales, and service of equipment, machinery, boats, and vehicles;
- c. One accessory dwelling and one home based business accessory to the dwelling unit.

SS-2020-184

It was MOVED and SECONDED,

That item c be amended as follows: Replace "One accessory dwelling and one home based business accessory to the dwelling unit" with "One accessory dwelling and personal services business accessory to the dwelling unit" (248 Upper Ganges Road).

CARRIED

The question was called on the amended motion.

SS-2020-185

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to prepare a draft bylaw to amend the Salt Spring Island Land Use Bylaw No. 355, 1999, to rezone Lot A, Section 4, Range 4 East, North Salt Spring Island, Cowichan District, Plan 42183 from Residential 7 to a General Employment zone variant permitting at minimum, the following uses:

- a. Boat building, servicing and repairs;
- b. Rental, repair, sales, and service of equipment, machinery, boats, and vehicles;
- c. One accessory dwelling and one personal services business accessory to the dwelling unit (248 Upper Ganges Road).

CARRIED

10.2 SS-SUB-2019.3 - M. & J. Lucich - 143 Jennifer Way, SSI

Planner Mayes presented a staff report dated November 20, 2020 regarding a Water Treatment and Section 514 Use Covenant as conditions of subdivision.

Applicants Mark Lucich and Julia Lucich spoke to the application.

SS-2020-186

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee accept, in principal, a covenant under Section 219 of the Land Title Act requiring treatment of water from the registered owner of Lot A, Section 3, Range 5 East, North Salt Spring Island, Cowichan District, Plan 31729 and designate any member of the Local Trust Committee to sign the covenant (SS-SUB-2019.3, 143 Jennifer Way).

CARRIED