

The agenda was re-ordered and Item 16 was heard following Item 13.

The meeting was recessed for a break at 10:45 a.m. and reconvened at 12:00 p.m.

#### **14. APPLICATIONS AND REFERRALS**

##### **14.1 PLDVP20240244 - J. Oppmann - 321 Fernwood Road, SSI**

The Planner summarized the staff report and highlighted the following:

- The application seeks a retroactive variance on the minimum setback requirement of the rear lot line from 7.5 metres to 1.3 metres;
- The structures located within the rear lot line setback area include a restaurant building with living quarters on the top floor and accessory buildings include a walk-in cooler, pizza oven, and storage container; and
- Statutory notice of the proposed variance was mailed to all owners and tenants within 100 metres of the subject property and no correspondence was received.

The applicant was in attendance.

There were no questions for the Planner or the applicant.

##### **SS-2025-046**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee approve issuance of Development variance Permit PLDVP20240244.

**CARRIED**

##### **14.2 SS-RZ-2019.1 - N. Williams & E. Myers - 248 Upper Ganges Road, SSI**

The Planner summarized the staff report and highlighted the following:

- The application seeks amendments to the Official Community Plan and Land Use Bylaw to rezone the property to the General Employment Zone to permit the operation of building, servicing, repairing, rental, sales and service of equipment, machinery, boats and vehicles; and
- The applicant has provided the relevant assessment reports required to address water quality and quantity issues previously identified.

Discussion ensued and the following comments were noted:

- The business initially operated on a temporary use permit, and
- Following First Reading the application will be sent out for referrals, followed by a Public Hearing which will enable community input and discussion.

##### **SS-2025-047**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee Bylaw No. 544, cited as "Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Amendment No. 1, 2025" be read a first time.

**CARRIED**

**SS-2025-048**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee amend Draft Bylaw No. 545, cited as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 3, 2025” be read a first time.

**CARRIED**

**SS-2025-049**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee request staff to refer Proposed Bylaw No’s. 544 and 545 to Advisory Planning Committee, First Nations, organizations, and agencies as identified in this staff report dated April 10, 2025 (SS-RZ-2019.1).

**CARRIED**

**SS-2025-050**

**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. 544 cited as “Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Amendment No. 1, 2025” is not contrary to or at variance with the Islands Trust Policy Statement.

**CARRIED**

**SS-2025-051**

**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. 545 cited as “Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 3, 2025” is not contrary to or at variance with the Islands Trust Policy Statement.

**CARRIED**

**15. LOCAL TRUST COMMITTEE PROJECTS - None**

**16. NEW BUSINESS**

**16.1 Salt Spring Island Annual Report**

The Request for Decision asks the Local Trust Committee to review the draft section of the annual report for approval or amendments in preparation of final approval by Trust Council.

Amendments requested include the following:

- Revise the first priority to read: “Address housing security through a review and update of the Salt Spring Island Official...”
- Revise the first project listed by adding in brackets a reference to the project being funded by a UBCM grant.
- Fix the second sentence in the second to last paragraph as the Tsawout First Nation invited Salt Spring Local Trust Committee to a meal to discuss topics of mutual interest.