

- The subject property is part of the Country Grocer commercial complex with a total floor area of 557 square meters to be added;
- The proposal is generally consistent with the applicable DPA 1 guidelines; and
- The applicant has proposed 180 parking spaces based on calculating lower demand for parking for storage and office areas and existing policies and objectives for development encourage walkability; however, the Local Trust Committee will need to determine if the applicant's interpretation of the parking calculation is acceptable.

The applicant was in attendance.

A Trustee asked staff if there were concerns the applicants were reaching a limit to their parking and staff commented that there were none.

SS-2025-096

It was MOVED and SECONDED

that the Salt Spring Island Local Trust Committee approve issuance of Development Permit PLDP20250223.

CARRIED

14.6 SS-RZ-2019.1 - N. Williams - 248 Upper Ganges Rd, SSI

The Planner summarized the staff report and highlighted the following:

- The application seeks to make lawful a boat and equipment repair and hair salon operating as a home-based business;
- The Local Trust Committee previously provided first reading of the proposed Official Community Plan and Land Use Bylaw amendments regarding this application;
- It is recommended that the proposed bylaws proceed to second reading and a Community Information Meeting and Public Hearing be scheduled; and
- The subject property has a licence to use water from Madrona Creek up to 500 gallons per day for domestic use.

The applicant was in attendance.

Discussion ensued and the following comments and clarifications were noted:

- A public hearing is required for an amendment to the Official Community Plan; and
- A Trustee stated preference that a public hearing be separate from a regular meeting in which a third reading is considered and the Regional Planner noted that while possible it is important to note the Local Trust Committee can no longer hear information regarding the application following public hearing, a delay creates potential for exposure, and there is a notice period in which members of the public can submit written submissions in advance.

SS-2025-097

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 second time.

CARRIED

SS-2025-098

It was MOVED and SECONDED

that the Salt Spring Island Local Trust Committee Bylaw No. 545, cited as “Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 3, 2025” be read a second time.

CARRIED

SS-2025-099

It was MOVED and SECONDED

that the Salt Spring Island Local Trust Committee request staff to schedule a Community Information Meeting and Public Hearing for Bylaw No. 544, cited as “Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Amendment No. 1, 2025”.

CARRIED

SS-2025-100

It was MOVED and SECONDED

that the Salt Spring Island Local Trust Committee request staff to schedule a Community Information Meeting and Public Hearing for Bylaw No. 545, cited as “Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 3, 2025”.

CARRIED

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

The Planner summarized the staff report and highlighted the following:

- The report seeks endorsement of a Cost Recovery Agreement to review the applicant’s request to consider a housing agreement and covenant on title of the subject property; and
- The applicant previously provided a draft housing agreement which diverges from the Islands Trust legally vetted template and guide and this resulted in the requirement for legal review to ensure the agreement is enforceable and in line with current legal practices.

The applicant was in attendance and available to answer questions.

The Local Trust Committee had no questions for the applicant or Planner.

SS-2025-101

It was MOVED and SECONDED

that the Salt Spring Island Local Trust Committee approve, in principle, the draft housing agreement attached to this staff report.

CARRIED

SS-2025-102

It was MOVED and SECONDED

that the Salt Spring Island Local Trust Committee directs staff to enter into a Cost Recovery agreement with the applicant of application PLRZ20250220 pursuant to Trust Council policy and the Salt Spring Island planning application fees bylaw to request Islands Trust legal