



# **Salt Spring Island**

## **Advisory Planning Commission**

### **Minutes of a Regular Meeting**

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**Date of Meeting:** Thursday, June 19, 2025

**Location:** United Church, Upper Hall Meeting Room  
111 Hereford Avenue, Salt Spring Island

**Members Present:** Jean Brouard, Chair  
Elaine M. Buck McCann, Vice Chair  
Tim Hiltz, Commissioner  
Anne Gunn, Commissioner  
Dolores Bender-Graves, Commissioner  
Osman Phillips, Commissioner

**Regrets:** Leigh Large, Commissioner  
Gabriel Wiebe, Commissioner  
Stanley Shapiro, Commissioner

**Staff Present:** Oluwashogo Garuba, Planner  
Rob Pingle, Planning Technician (Recorder)  
Kalyaan Selvakumar, Planning Team Assistant

**Others Present:** Laura Patrick, Local Trustee  
Dan Ovington, CRD Salt Spring Senior Manager  
Kate William, CRD  
Justin Byron, CRD Parks Maintenance Supervisor  
A member of the public

These minutes follow the order of the agenda although the sequence may have varied.

Planning Technician Pingle called the meeting to order at 1:05 p.m. and called for introductions and introductions were carried out.

#### **1. ELECTION OF THE CHAIR AND VICE CHAIR**

Planning Technician Pingle announced the election procedures and called for nominations for Chair. Commissioner Brouard was nominated and accepted the nomination. Planning Technician Pingle called three times for further nominations. Hearing none, nominations were declared closed and Commissioner Brouard was elected Chair by acclamation.

Planning Technician Pingle called for nominations for Vice-Chair. Commissioner McCann was nominated and accepted the nomination. Planning Technician Pingle called three times for further nominations. Hearing none, nominations were declared closed and Commissioner McCann was elected Vice-Chair by acclamation.

## **2. AGENDA**

### **2.1 Approval of Agenda**

**By general consent** the agenda was adopted.

## **3. MINUTES OF PREVIOUS MEETING**

### **3.1 Draft Minutes of the January 20, 2025 APC Meeting**

**By general consent**, the minutes of the January 20, 2025 Salt Spring Island Advisory Planning Commission meeting were adopted.

## **4. BUSINESS ITEMS**

### **4.1 PLRZ20240188 - 210 & 220 Kanaka Road, Salt Spring Island**

Planner Garuba advised that the Salt Spring Island Local Trust Committee referred application PLRZ20240188 to the Salt Spring Island Advisory Planning Commission for its review and comment.

The applicant spoke to the proposed use of the property and how it aligns with the historic use of the property.

In discussion the following items were noted:

- There was a question regarding the precedent that could be set by this decision
- There was a discussion about the potential for housing on the property
- There was a discussion about security lighting and storm water drainage on the property
- There was a discussion about the potential for a land swap so that the housing may continue on the property
- There was a question about the landscaping potential to buffer the use from the neighbours
- There was a question about the setbacks proposed for the property
- There was discussion about areas of the nearby community that has housing potential

**It was MOVED and SECONDED,**

That the Advisory Planning Commission recommend to the Salt Spring Island Local Trust Committee that proposed Bylaw No. 543 proceed, subject to the following recommendations:

- Design requirements are added to ensure minimal impact of lighting and provide vegetation screening.
- The Official Community Plan is updated to guide future public work uses outside of residential neighbourhoods.

**CARRIED**

### **4.2 SS-RZ-2019.1 - 248 Upper Ganges Road, Salt Spring Island**

Planner Garuba advised that the Salt Spring Island Local Trust Committee referred application SS-RZ-2019.1 to the Salt Spring Island Advisory Planning Commission for its review and comment.

In discussion the following items were noted:

- There was a question regarding the timing of the Temporary Use Permit and the Rezoning application
- There was a discussion about the quality and quantity of water available on the property and the state of Madrona creek
- There was a discussion about the impact on the neighbourhood.

The Advisory Planning Commission requested staff to coordinate a site visit with the applicant and qualified professional in attendance.

A decision regarding this application will be deferred to after the site visit.

**5. OTHER BUSINESS - None**

**6. ADJOURNMENT**

**By general consent** the meeting adjourned at 3:14 p.m.

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Jean Brouard, Chair

**CERTIFIED CORRECT:**

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Rob Pingle, Recorder