



Salt Spring Island Advisory Planning Commission

Minutes of a Regular Meeting

Date of Meeting: Thursday, July 24, 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
Anne Gunn, Commissioner
Dolores Bender-Graves, Commissioner
Osman Phillips, Commissioner
Leigh Large, Commissioner
Gabriel Wiebe, Commissioner

Regrets: Tim Hiltz, Commissioner
Stanley Shapiro, Commissioner

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

Others Present: Nick Williams, Applicant

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

Chair Brouard called the meeting to order at 3:02 p.m.

1. AGENDA

1.1 Approval of Agenda

By general consent the agenda was adopted.

2. MINUTES OF PREVIOUS MEETING

3.1 Draft Minutes of the June 19, 2025 APC Meeting

By general consent, the minutes of the June 19, 2025 Salt Spring Island Advisory Planning Commission meeting were adopted.

3. BUSINESS ITEMS

3.1 SS-RZ-2019.1 - 248 Upper Ganges Road, Salt Spring Island

Chair Brouard spoke to the discussion at the last meeting and noted the site visit to the property earlier in the day.

In discussion the following items were noted:

- There was discussion regarding the water use on the property
- It was suggested that the recommendation include a condition of relinquishing the water license to the creek
- It was noted that the license did not allow for water use for commercial use at this time
- There was discussion regarding the parking area to have permeable surfaces
- It was noted that the substrate is clay that does not support that style of surface

It was MOVED and SECONDED,

That the Advisory Planning Commission recommend to the Salt Spring Island Local Trust Committee that the proposed Bylaw No's. 544 and 545 proceed, subject to the following recommendation:

- That water use for the commercial purposes only come from water catchment or wells on the property.

CARRIED

4. OTHER BUSINESS - None

5. ADJOURNMENT

By general consent the meeting adjourned at 3:40 p.m.

Jean Brouard, Chair

CERTIFIED CORRECT:

Rob Pingle, Recorder