



Salt Spring Island Local Trust Committee

Record of a Public Hearing

Proposed Bylaws 544 and 555

Date: October 16, 2025

Location: Meaden Hall
120 Blain Road, Salt Spring Island

Members Present: David Maude, Alternate Chair
Jamie Harris, Local Trustee
Laura Patrick, Local Trustee

Members Regrets: Timothy Peterson, Chair

Staff Present: Chris Hutton, Regional Planning Manager
Stefan Cermak, Director of Planning Services
Carly Bilney, Recorder (electronic)
Alex Trifonidis, Executive Coordinator (electronic)

Others Present: There were 31 members of the public present.

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

Chair Maude called the Public Hearing to order at 10:40 a.m. He read a statement outlining the content, purpose, and process of the Public Hearing.

The Regional Planning Manager read a statement related to the purpose of proposed Bylaw Nos. 544 and 555 and developments to date. He noted the Community Information Meeting did not take place due to labour action, and that 35 submissions have been received in support.

Members of the community were invited to speak and the following comments were made:

Emily Williams stated *support* as follows:

- The business supports our family
- We are an island surrounded by water and a marine business on the island makes sense
- The applicant has done his due diligence to work with staff and Trustees in addressing concerns (e.g. water system)

Gordon Ross stated *support* as follows:

- There is nowhere else on Salt Spring Island where we can get similar service
- Not having the applicant's business on the island would mean residents have to go off island resulting in less business overall for the local community

Andrew Clark stated *support* as follows:

- We are a water community
- Many of us boat and have small equipment that occasionally needs servicing or a place to buy equipment

- Boats come here by the thousands every year from the United States
- The business is a critical part of the community
- It is important that the Trust remembers it is difficult to operate a small business in a small community
- The business is well located; it is kept tidy and has received no complaints

Gilbert Bard stated *support* as follows:

- The applicant has been very helpful over the last 20 years

Sylvia Andress stated *support* as follows:

- The business has easy access, it is respectful to neighbours, and has had phenomenal upgrades done over the years
- The business provides extensive services to lower and middle class families that enjoy fishing but do not have large boats
- The business provides remarkable services to people who keep the community alive

Cameron Proudfoot stated *support* as follows:

- The services the applicant provides to other small businesses are valuable to the community
- Taking equipment off the island would add substantial costs
- Firefighters on Salt Spring use the applicant's services weekly (e.g. for small equipment, generators, fans)

Marie stated *support* as follows:

- The applicant's business employs nine families

Philippe Erdmer stated *support* as follows:

- The business provides the only opportunity for Salt Spring Island children to be on the water through the Salt Spring Island Sailing Club thanks to the applicant's dedication and knowledge

Robert DeAngelis stated *support* as follows:

- The application is common sense
- The applicant is doing what is needed to build community

Paul Sinclair stated *support* as follows:

- My business is completely dependent on Mid Isle Marine to service equipment, provide tools, and to keep my boats running
- The applicant's services affect 100 percent of the people on the island and should be designated an essential service

Lloyd Fraser stated *support* as follows:

- The business is an essential service to the island
- As a former neighbour, I never noticed any noise issues and traffic was never an issue

Charles Alsberg stated *support* as follows:

- I have relied on the applicant's services for decades as have many small property owners
- The business is a valuable and necessary part of the community

Trustees considered adjourning the hearing and the following comments were made:

- A Trustee suggested the Public Hearing be adjourned because process is important; comments were made that the mail strike has affected the delivery of the Gulf Islands Driftwood and Trustees may be criticized for not meeting notice requirements

- A Trustee commented that most municipalities in the province have postponed public hearings due to labour action
- The Planner noted adjournment would not generate additional notice (another newspaper ad), but would give people more time to provide input
- Varying views were expressed about how adjourning the Public Hearing might impact the applicant
- A Trustee commented that the present Public Hearing has a large turnout, and the application has been on the website, in the newspaper and made available to community members through word of mouth
- The applicant commented that the immediate neighbours were hand-delivered information packages
- The Director of Planning Services noted the Salt Spring Island Local Trust Committee has met all the legal requirements according to reasonable measures at the time, and can legally proceed

Trustees decided to proceed with the hearing.

Chair Maude called a second time for speakers and the following comments were made:

Andrew Clarke stated *support* as follows:

- The process has been legally carried out
- No one has stated opposition

Martin Ogilvie stated *support* as follows:

- The emotional toll on applicants is unbelievable and needs to be recognized

The meeting paused at 11:15 a.m., while Trustees read written submissions, and reconvened at 11:25 a.m.

Chair Maude called a third time for speakers. In response to a question from a member of the public, Chair Maude noted the next steps will be considered in Item 16 New Business.

A Trustee asked staff to prepare the necessary material to allow third reading to occur.

Chair Maude called a final time for speakers and no comments were made. There being no further submissions, Chair Maude closed the Public Hearing at 11:29 a.m.

I CERTIFY THAT THIS IS A FAIR AND ACCURATE SUMMARY OF THE NATURE OF REPRESENTATIONS RESPECTING THE MEETING HELD.

Carly Bilney, RECORDER

DATE