

13.5 SS-DP-2023.9 - M. Ogilvie - Lot 2 Jackson Ave, SSI

Planner Buchan presented a staff report dated November 16, 2023 regarding a Development Permit application for the removal of vegetation within the setback area in Development Permit Area 1 (DPA1) - Island Villages.

SS-2023-137

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee approve issuance of Development Permit SS-DP-2023.9 (Lot 2 – Jackson Avenue).

CARRIED

Trustee Harris OPPOSED

13.6 SS-TUP-2023.1 - J. Halan-Harris - 130 Blackburn Road, SSI

Planner Buchan presented a staff report dated November 16, 2023 regarding a temporary use permit for a dog kennel business including staff accommodation and a proposed campground.

SS-2023-138

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee deny issuance of Temporary Use Permit SS-TUP-2023.1 (130 Blackburn Road) and direct staff to close application SS-TUP-2023.1 for the following reasons:

- a. The Salt Spring Island Official Community Plan Bylaw No. 434 does not list the Watershed and Islet Residential designation as eligible for Temporary Use Permit Issuance;
- b. The Watershed policy under Section B.8 Salt Spring Island Official Community Plan Bylaw No. 434 restricts any further development than what is permitted by current zoning; and
- c. There are a number of appropriately zoned properties located on Salt Spring Island that are suitable for the proposed kennel use.

CARRIED

14. LOCAL TRUST COMMITTEE PROJECTS

14.1 Official Community Plan and Ganges Village Planning

Planner Garbo presented a staff report dated November 16, 2023 regarding a roadmap for three major projects: Data collection/analysis, geospatial mapping, and complete community growth modeling; the OCP/LUB process; and Ganges (Shiya’hwat/SYOWT) Village Area Plan.

In discussion the following items were noted:

- Request staff to make modifications to the scope to have a phased approach and add regular check-ins with the LTC prior to the public engagement process;
- Identify easy wins during the process;

- The UBCM Complete Communities Grant would fund the data collection/analysis, geospatial mapping, and complete community growth modeling project.

SS-2023-139

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee accept the roadmap for the three major projects identified in this staff report.

CARRIED

SS-2023-140

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request staff to proceed with the Request for Proposal process to carry out the tasks and the equity-centred public engagement program through a phased approach to the Scope of Services that includes the identified partners and add a deliverable confirming the scope prior to public engagement for LTC approval.

CARRIED

14.2 Proposed Bylaw 530 - Accessory Dwelling Units

RPM Hutton presented a staff report dated November 16, 2023 regarding proposed Bylaw No. 530 “Accessory Dwelling Units”.

In discussion the following items were noted:

- There was a suggestion to consider the current version of Bylaw 530 as Bylaw 530 “lite”;
- There was a suggestion to develop a spot zoning pilot program that would allow property owners to apply to be added to the Bylaw 530 map;
- The LTC has the right to waive public hearings for applications that are in alignment with the Salt Spring Island Official Community Plan.

SS-2023-141

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request staff to prepare a new bylaw number replicating Bylaw 530 as presented in the staff report dated November 16, 2023.

CARRIED

SS-2023-142

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request staff to look into whether Bylaw readings could be held at a Special Meeting or by Resolution Without Meeting.

CARRIED

SS-2023-143

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee direct staff to develop a spot zoning pilot program for Accessory Dwelling Units considering criteria, fees and potential to waive Public Hearings.

CARRIED