

- A Trustee recommended that staff should meet with the applicant to determine the best way forward;
- A Trustee requested staff to advise the CRD that the LTC is working with the applicant to find solutions. BCEM Dingman advised he would contact the CRD regarding Salty Dog Retreat.

11. COMMUNITY INFORMATION MEETING - None

12. PUBLIC HEARING – None

13. APPLICATIONS AND REFERRALS

13.1 SS-ALR-2023.2 - J. Litke - 710 Cranberry Road, SSI

Planner Caproff presented a staff report dated December 14, 2023 regarding an Agricultural Land Reserve (ALR) Application for Non-Farm Use and Subdivision.

Applicant J. Litke spoke to the application.

A Trustee asked why a covenant to restrict further subdivision is not being recommended. Planner Caproff reported there are mechanisms to prevent properties being removed from the ALR and the Agricultural 2 zone uses are specific.

SS-2023-149

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee support application SS-ALR-2023.2 (710 Cranberry Road) and request staff to forward the application to the Agricultural Land Commission (ALC) for further consideration with the following consideration: That the Salt Spring Island Agricultural Advisory Planning Commission notes concerns future exclusion and further subdivision of Proposed Lot A.

CARRIED

The meeting was recessed for a lunch break at 12:19 p.m. and reconvened at 1:00 p.m.

14. LOCAL TRUST COMMITTEE PROJECTS

14.1 Proposed Bylaw 530 - Accessory Dwelling Units - Staff Report

RPM Hutton presented a staff report dated December 14, 2023 regarding land use policy change and programmatic actions related to the regulation and allowance of accessory dwelling units (ADUs) in the Salt Spring Islands Land Use Bylaw No. 355, 1999 (SS LUB) area.

In discussion the following items were noted:

- A Trustee expressed support to not schedule a public hearing as the changes are few and minor;
- A Trustee expressed support for a spot zoning pilot program that has reduced costs to provide a mechanism for property owners to apply to be added to the accessory dwelling unit map that is more simple than a land use application;

- A Trustee expressed support to leave Bylaw 530 as “pending” while the LTC works on the OCP update project;
- Trustee Harris asked for the following comment to be recorded: concern regarding staff recommendations regarding item 14.3 and a lack of trust in the process for existing ADU’s to be included in the proposed spot zoning pilot program and that the result will not significantly impact affordable housing.

The meeting moved to an in camera meeting at 1:20 p.m. (Item 17 – Closed Meeting) and the meeting reconvened at 1:29 p.m.

SS-2023-150

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee not require a Public Hearing for Salt Spring Island Local Trust Committee Bylaw No. 537, cited as “Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 2, 2023” as presented in Attachment 5 of the Regional Planning Manager’s December 14, 2023 report as the Bylaw is consistent with the “Salt Spring Island Official Community Plan No. 434, 2008, and request staff to proceed with public notification as per Section 464 of the Local Government Act.

CARRIED

Trustee Harris OPPOSED

SS-2023-151

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee proceed no further with Salt Spring Island Local Trust Committee Bylaw No. 530, cited as “Salt Spring Islands Land Use Bylaw No. 355, 1999, Amendment No. 1, 2022”.

CARRIED

Trustee Harris OPPOSED

SS-2023-152

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request staff to schedule a special meeting prior to January 23, 2024 to present Bylaw No. 537 for first reading.

CARRIED

Trustee Harris OPPOSED

14.2 Watershed Protection Plan Coordination - Staff Report

Planner Youmans presented a staff report dated December 14, 2023 regarding coordinating the implementation of the Salt Spring Island Watershed Protection Plan 2023-2032.

In discussion the following items were noted:

- A Trustee expressed support for a coordinated plan for watersheds on Salt Spring Island;
- A Trustee expressed concerns regarding the funds spent on the Salt Spring Island Watershed Protection Alliance (SSIWPA), the lack of results, and the negative impacts to housing;