

15.2 PLDVP20250029 - D. McKerrell - 212 Narrows West Road, SSI

The Planner summarized the staff report and highlighted the following:

- The application seeks a variance to the maximum allowed area of a float for boat moorage from 35 square metres to 136 square metres to allow the construction of a non-commercial group moorage facility within the Shoreline 6 Development Permit Area;
- The application was referred to Islands Trust Conservancy who confirmed no impact to their interests;
- The Local Trust Committee can determine if they wish to refer the application to First Nations;
- No vegetation clearing is anticipated as part of the project; and
- There have been no responses received following the statutory notification period.

The applicant's representative was in attendance and spoke to the application.

Discussion ensued and it was clarified that provincial approval for the dock was previously obtained in 2011 and a variance is required due to the dock size

SS-2025-069

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve issuance of Development Variance Permit PLDVP20250029

CARRIED

16. LOCAL TRUST COMMITTEE PROJECTS**16.1 Official Community Plan – Land Use Bylaw Update**

The Planner summarized the quarterly progress report on the Official Community Plan – Land Use Bylaw Update project and highlighted the following:

- A project consultant has been secured and there will be opportunity for the Local Trust Committee to meet with the consultant;
- The Project Advisory Planning Commission (PAPC) met and were provided with the project overview and terms of reference;
- The PAPC expressed interest in having meetings in a hybrid electronic / in person format; however, the Islands Trust Act requires in person meetings;
- Outreach letters have been sent to all First Nations with Treaty or territorial interest and staff are exploring opportunities for early and ongoing engagement;
- Budget allocated for First Nations engagement might be insufficient given the level of interest; and
- Project updates will be posted on the project webpage.

Discussion ensued and the following comments were recorded:

- Staff were encouraged to look for additional funding opportunities for engagement as the number of First Nations that are to be engaged with is significant;
- It is important to understand which Nations wish to engage prior to determining how much funding will be required and once known a business case for the next fiscal budget period can be developed; and

- A Trustee does not support the project as housing should be prioritized, the Official Community Plan work is a lengthy and expensive process that will not complete this term nor be helpful in resolving immediate issues of concern.

17. NEW BUSINESS

17.1 North Salt Spring Waterworks District Request to Province Letter Dated May 16, 2025

Discussion ensued and Trustees expressed support for the North Salt Spring Waterworks District's request.

SS-2025-070

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request the North Salt Spring Waterworks District request to Province letter dated May 16, 2025 be added to the Trust Council agenda as a late item and that the Salt Spring Island Local Trust Committee recommends Trust Council support endorsement of the request.

CARRIED

18. REPORTS

18.1 Policy and Standing Resolutions List

Received for information.

18.2 Open Applications Report

Discussion was undertaken about the potential to prioritize the Kings Lane rezoning application. The Regional Planning Manager summarized the current workload and noted that while robust a Planner could focus on the application should the Local Trust Committee provide direction to do so.

The meeting was recessed for a break at 12:22 p.m. and reconvened at 12:28 p.m.

SS-2025-071

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff prioritize PLRZ20250220 - 154 Kings Lane and any associated applications.

CARRIED

18.3 Expense Report - None

18.4 Islands Trust Conservancy Board Report

Received for information.

19. CLOSED MEETING

19.1 Motion to Close the Meeting