



Making a difference...together

**SALT SPRING ISLAND PARKS AND RECREATION COMMISSION**  
Notice of Inaugural Meeting on **Monday, January 18, 2016 at 5:00 PM**  
Portlock Portable, 145 Vesuvius Bay Rd, Salt Spring Island, BC

Wayne McIntyre  
Matt Kellow

Daniel Clements  
Jon Suk

Kees Ruurs  
Sonja Collombin

Garth Hendren  
Brian Webster

(R) = Regrets

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**AGENDA**

1. Election of Chair
2. Approval of Agenda
3. Adoption of Minutes of November 16, 2015
4. Presentations/ Delegations
  - 4.1 2163 Fulford Ganges Rd. Parkland Dedication – Ryan Evanoff, BC Ministry of Transportation and Infrastructure
  - 4.2 Brinkworthy Residents-Susan Brain
  - 4.3 Rainbow Road Indoor Pool Report (Oct to Dec 2015)-Jim Raddysh
5. Reports-Chair and Director
6. Outstanding Business
  - 6.1 Land Acquisition-181 Brinkworthy Road
  - 6.2 Trails Forum RFP
  - 6.3 Program Development – Winter Brochure
  - 6.4 Response to Referral of Islands Trust Industrial Land Use Bylaw
  - 6.5 Canada 150 Infrastructure Program Application
7. New Business
  - 7.1 Centennial Park Master Plan – Notice of Award
  - 7.2 Islands Trust – File No. SS-RZ-2015.2 Application to amend Land Use Bylaw PR3(a) zone to allow a Squash Court Facility  
That the Salt Spring Island Parks and Recreation Commission support the proposal to amend Land Use Bylaw PR3(a) zone to allow a Squash Court facility at 805 Lower Ganges Road.
  - 7.3 Park Vandalism-Tree Cutting at Sun Eagle Park
8. Next meeting February 15, 2016 from 5-7pm at the Portlock Portable.
9. Adjournment

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*To ensure quorum, advise Tracey Shaver 250 537 4448 if you cannot attend*



Making a difference...together

**Minutes of the Regular Meeting of the Salt Spring Island Parks and Recreation  
Commission Held November 16, 2015 in the Public Library Meeting Room,  
129 McPhillips Avenue, Salt Spring Island, BC**

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**DRAFT**

**Present:** **Director:** Wayne McIntyre  
**Commission Members:** Jon Suk (Chair), Garth Hendren (Vice-chair), Matt Kellow, Daniel Clements, Brian Webster, Kees Ruurs  
**Staff:** Dan Ovington, Parks and Recreation Manager, Tracey Shaver, Recording Secretary  
**Absent:** Tom James, Sonja Collombin

Chair Suk called the meeting to order at 5:00 pm.

**1. Approval of Agenda**

**MOVED** by Commissioner Kellow, **SECONDED** by Commissioner Webster,  
That the Salt Spring Island Parks and Recreation Commission's agenda of November 16, 2015 meeting be approved with the addition of item 4.1 Market Advisory Group-Commissioner Hendren to report.

**CARRIED**

**2. Adoption of Minutes**

**MOVED** by Commissioner Hendren, **SECONDED** by Commissioner Webster,  
That the minutes of the Salt Spring Island Parks and Recreation Commission meeting of October 19, 2015 be approved.

**CARRIED**

**3. Presentations/Delegations**

**3.1 SSPLASH-Darlene Steele**

- Darlene Steele was in attendance representing SSPLASH.
- SSPLASH encourages PARC to proceed with the project of adding a multi-purpose room to the Rainbow Road Indoor Pool and offers a \$25,000 contribution.
- Space is needed for non-swimming events which currently take place in the lobby of the pool (ie. Birthday parties, CPR classes, meetings).
- Rental of this space would generate revenue to off-set capital costs and provide a public space for multipurpose use.
- It was noted that the PARC commission approved the project budget for 2016 in their recent Five Year Capital Plan, however after Director McIntyre's consideration of all the different CRD functions, the project has been moved to 2017.

**4. Reports Chair and Director**

**4.1 Market Advisory Group-Commissioner Hendren**

Commissioner Hendren reported that he has accepted the position of PARC liason with the Market Advisory Group and attended their meeting on November 4, 2015. This group generally meets two times per year and the minutes are attached to this agenda package for information.

**4.2 Director's Report**

- Salt Spring Island now has it's own official Tartan.
- The incorporation study committee is holding two open houses to provide our community with information and to answer questions, now that the consultant's preliminary report has been released. Sunday, November 22, 2015, 1:30 - 4:30 p.m. (Fulford Hall) Monday, November 23, 2015, 1:30 - 4:30 p.m. (Meaden Hall, Salt Spring Legion) please visit: <http://www.ssiincorporationstudy.com/>.
- Working on CRD Budgets; first by individual community service and then as a whole.
- Emergency Services gearing up to address increased oil tanker traffic.
- Negotiating with Harbour Authority regarding downtown core.
- CRD has given a Grant in Aid to the Water Council who will be releasing funds for water conservation enhancement projects. Details in progress. Another grant was awarded to Partners Creating Pathways for the Salt Spring Island Trail Map.

**4.3 Chair's Report**

No report given.

**5. Outstanding Business**

**5.1 Project Status Report November 5, 2015**

- Kiln restoration project complete – event opening November 29, 2015 at 1:00 pm.
- Duck Creek received some extra work this season because a few other trail projects were not ready to start.
- Centennial Park Master Plan-RFP for consultant closes on November 20, 2015 and has generated good interest
- Portlock Portable meeting room improvements almost complete. Should be operational mid January.

**5.2 Program Development Report**

- Report reviewed for information.
- Lower room rental costs by using the portable meeting room and enhanced marketing efforts are expected to increase revenues which will then offset additional administration costs.

**5.3 Land Use, Zoning at Mouat Park – Response from PARC**

The Commission discussed their reluctance to allow any parkland to be used for industrial purposes. The request to re-arrange lot lines in Mouat Park to increase industrial use was not considered sufficient enough of a need to override the enjoyment of parkland.

**MOVED** by Commissioner Webster, **SECONDED** by Commissioner Clement,  
That the Salt Spring Island Parks and Recreation Commission do not support the Islands Trust recommendation to reconfigure land use zoning at Mouat Park on Salt Spring Island.

**CARRIED**

**5.4 2016 Capital Budget Update**

Reviewed the changes to the 5 years Capital Expenditure Plan for the indoor pool service where in the multipurpose room was moved to 2017 and the portable renovations were moved to 2016.

**5.5 Maracaibo Lane Subdivision Update- 5% Cash in Lieu**

The anticipated amount of cash in lieu benefit from this subdivision will add almost two hundred thousand dollars into the parkland acquisition fund. With this additional amount PARC now has enough money in this fund to purchase the 181 Brinkworthy property without shifting allocations from other reserve accounts.

**6. New Business**

**6.1 Christmas on Salt Spring 2015**

Staff reported that additional lights will be installed in Centennial Park as part of the annual light up celebration and chili cook off held on December 5, 2015.

**6.2 Sunday Long Weekend Markets**

Commissioner Webster excused himself due to conflict of interest at 5:57 pm

The Commission expressed disappointment that the Sunday Markets did not generate enough interest to justify continuing.

**MOVED** by K. Ruurs, **SECONDED** by G. Hendren,  
That the Salt Spring Island Parks and Recreation Commission not continue the Sunday Long Weekend Markets in 2016.

**CARRIED**

Commissioner Webster returned to the table 6:06 pm

**6.3 Trails Forum**

Report received for information. It was noted that the funding that would have been used for the Sunday Market coordination will now be put forward to fund the trails forum.

**6.4 2016 Public Meeting Dates and Commission Reports Schedule**

**MOVED** by G. Hendren, **SECONDED** by K. Ruurs,  
That the Salt Spring Island Parks and Recreation Commission approve the 2016 Public Meeting dates and Commission Reports Schedule as per agenda item 6.4.

**CARRIED**

**7. Next meeting January 18, 2015, from 5-7 pm at the Portlock Park Meeting Room.**

**8. Adjournment**

The meeting adjourned at 6:10 pm.

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**CHAIR**

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**SENIOR MANAGER**

**Tracey Shaver**

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**From:** Samantha Sanderson >  
**Sent:** Monday, January 11, 2016 4:24 PM  
**To:** saltspring  
**Subject:** Delegation.  
**Attachments:** Letter to PARC Jan. 11, 2016.doc; ATT00001.htm

For the attention of Chair, PARC and Director, CRD

I am attaching my letter, delivered today, so you have a digital copy. I am also requesting it be treated as a delegation. Susan Brain, also a Brinkworthy homeowner will speak to the delegation on January 18.

Thank you.

Samantha Sanderson  
Brinkworthy Rd.  
Salt Spring Island, BC, V8K 1S3

RECEIVED JAN 11 2016

11 January, 2016

TO: Chair, Salt Spring Island Parks and Recreation Commission.

**RE: PROPOSED BALL FIELDS AT 181 BRINKWORTHY**

Dear Commissioner,

I am submitting this letter for your consideration at the January 18 meeting of the Commission. I am writing on behalf of concerned homeowners of Brinkworthy Place regarding the impact of the above proposal.

We hope to establish with you a frame of reference for ongoing consultation with Brinkworthy.

First, we are requesting that the Commission acknowledge that Brinkworthy is a major stakeholder in the proposed establishment of a sports complex at 181 Brinkworthy Rd. The potential impact on the everyday lives of approximately 200 residents and 137 homes is enormous. It could affect quality of daily life - through invasive noise, reduced property values, security issues, traffic safety, loss of privacy, etc. There may be topographical and infrastructure issues that come to light as a fully detailed plan is developed. Neither of the other two key stakeholders - the agricultural community and PARC itself, on behalf of the sports players and their families, nor the general Salt Spring community would be so significantly affected if this project were to proceed.

As a major stakeholder we wish to establish a Frame of Reference now for a future and ongoing relationship with PARC, in the event that the application to the Local Trust Committee and the Agricultural Land Commission is approved to proceed.

We recognize that obtaining detailed information and comprehensive consultation will take considerable time and expense. We understand that such an ongoing process may not be accomplished before the applicant has completed the other requirements for its resubmission to the Local Trust Committee. If it is established that there is no possibility of other locations being found, and if the other requirements of the Local Trust Committee are fulfilled, we do not wish to hold this stage up unnecessarily, nor do we want potentially unnecessary expenses to be incurred, provided we have a mutually acceptable framework for future negotiations in place prior to the Local Trust Committee's reconsideration of the application.

We would expect the Frame of Reference document would include an agreement that:

1. Brinkworthy representatives will negotiate with PARC representatives with the purpose of mitigating and preventing the negative impacts on Brinkworthy as a result of the proposed development.
2. PARC will provide full information to Brinkworthy with regard to plans that would impact Brinkworthy, such as drainage, appropriate road access, security, water runoff, noise abatement and other buffering, lighting, logging, and development phases prior to any discussions commencing.
3. PARC will revise its plan, as presented in the current application, to mitigate and prevent the negative impacts on the Brinkworthy community as determined in the consultative process.
4. If negotiations do not produce a workable solution for both parties, a mutually satisfactory third party will become involved to help the parties reach agreement.

~~Yours truly,~~

  
Samantha Sanderson

## REPORT TO PARKS AND RECREATION COMMISSION OF SALT SPRING ISLAND, JANUARY, 2016

### **SUBJECT: RAINBOW ROAD INDOOR ISSUE**

To provide the commission with a quarterly report (Oct - Dec) 2015

### **BACKGROUND**

The Rainbow Road Indoor Pool offers a variety of programs including:

1. Public sessions - Attendance Chart - see attached
  1. Early Bird Swim 6:30 am - 8:00 am Monday, Wednesday and Friday
  2. Lap & Leisure 9/10:00 am- 1:00 pm Monday to Friday
  3. Lap & Lesson 2:00 pm - 3:00 pm Monday, Wednesday and Friday
  4. Adult/Youth 1:00 pm - 2:00 pm Tuesday and Thursday
  5. Everyone Welcome 3:00 pm - 6:30 pm Monday, Tuesday, Wednesday, Thursday
  6. Evening Lap 6:30 pm - 8:00 pm Monday and Wednesday
  7. Friday Night Madness 6:30 pm - 8:00 pm Friday
  8. Toonier Swim 1:30 pm - 5:30 pm Sunday
2. Aquafit classes - Attendance Chart - see attached
  1. Energizer 8:00 - 9:00 Monday, Wednesday and Friday
  2. Aquality 9:30 - 10:30 Monday, Wednesday and Friday
  3. Nooners 1:00 - 2:00 Monday, Wednesday and Friday
3. School programs
  1. Phoenix Elementary
  2. SIMS
  3. School Board Lessons
4. Swim team - Stingrays winter maintenance
5. Special events - Swim with Santa
6. Other programs

The program break down is as follows:

Year	Public Programs	Water Fit	Added Programs	Total
2012	7031	2013	1976	11020
2013	6894	2742	2088	11724
2014	6050	2620	1528	10198
2015	5100	2697	1534	9371

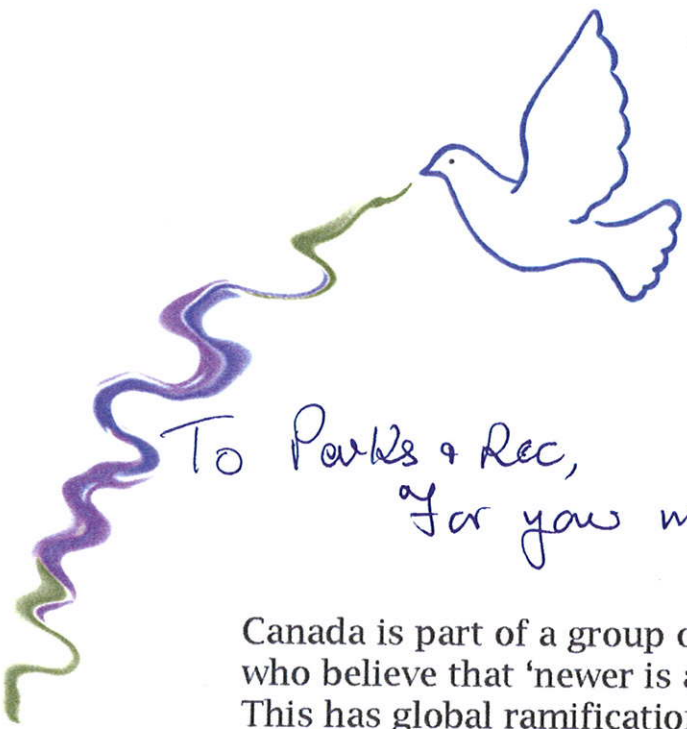
Promotion and marketing continue to be included during the sessions. A banner advertisement is featured once a month in the local paper as well as a monthly article in the PARC postings for the Driftwood.

We are still serious about fun!



Brinkworthy Road,  
Salt Spring Island,  
B.C. V8K 1S2  
Phone

11 Jan '16



To Parks & Rec,  
for your meeting this week.

Canada is part of a group of countries  
who believe that 'newer is always better'.  
This has global ramifications..... as humans now use  
more than 150% of the resources available on Earth....  
The balance being held by the millions who have  
nothing.... not even adequate food.

This is at the heart of the decisions we now face  
regarding the playing fields.

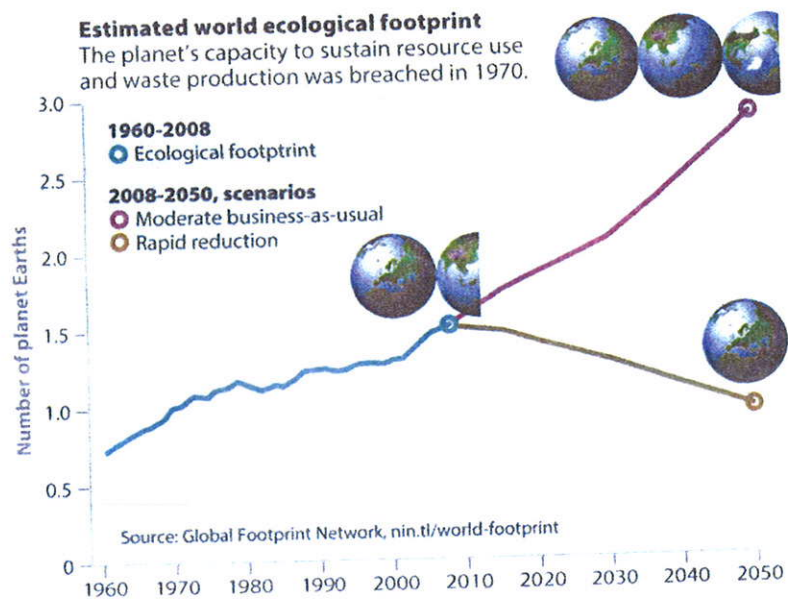
Could we please choose an environmentally and  
ethically sound path as our example and legacy  
to the Salt Spring youth?

If Parks and Rec. were to co-operate more fully  
with the School-Board; by enhancing the existing  
facilities, ( rather than throwing out the baby with  
the bath water )..... then the hopes and dreams of  
all.... including the coaches, could be fulfilled.

Yours sincerely  
Pam Adams

### Estimated world ecological footprint

The planet's capacity to sustain resource use and waste production was breached in 1970.



# Memo

CRD

**TO:** Russ Smith, Senior Manager, Environmental Resource Management  
**FROM:** Dan Ovington, Manager, Salt Spring Island Parks and Recreation  
**DATE:** December 8, 2015  
**SUBJECT:** RESPONSE to Referral of Islands Trust Industrial Land Use Bylaw

Thank you for the opportunity to provide comment on behalf of the Salt Spring Island Parks and Recreation Commission (PARC) regarding Islands Trust proposed reconfiguration of the Land Use Zoning at Mouat Park on Salt Spring Island.

At its November 16, 2015 meeting, the Salt Spring Island Parks and Recreation Commission considered the proposal and passed the following motion:

*That the Salt Spring Island Parks and Recreation Commission do not support the Islands Trust recommendation to reconfigure land use zoning at Mouat Park on Salt Spring Island.*

Please contact me if you have any questions or require more information.

DO/ts

pc: Jon Suk, Chairman, Salt Spring Island Parks and Recreation Commission  
Karla Campbell, Senior Manager, Salt Spring Electoral Area  
Robert Lapham, CAO/General Manager, Salt Spring Island Administration  
Wayne McIntyre, CRD Director, Salt Spring Island  
Larisa Hutcheson, General Manager, Parks & Environmental Services  
Stefan Cermak, Acting Regional Planning Manager, Salt Spring Islands Trust

**Dan Ovington**

**Subject:** FW: Canada 150 Community Infrastructure Program Application / Appel de propositions  
du Programme d'infrastructure communautaire de Canada 150

**From:** BC Canada150 / Canada150 CB (WD/DEO) [<mailto:wd.bccanada150-canada150cb.deo@canada.ca>]

**Sent:** Tuesday, December 15, 2015 2:01 PM

**To:** Dan Ovington <[dovington@crd.bc.ca](mailto:dovington@crd.bc.ca)>

**Subject:** Canada 150 Community Infrastructure Program Application / Appel de propositions du Programme  
d'infrastructure communautaire de Canada 150



Western Economic  
Diversification Canada

Diversification de l'économie  
de l'Ouest Canada

(Le français suit)

Hello Mr. Ovington,

Re: Upgrade Salt Spring Island pathway  
Reference Number: C006642

Thank you for submitting your application to Western Economic Diversification Canada (WD) under the Canada 150 Community Infrastructure Program. WD received many excellent applications; however, the demand for funding greatly exceeded available funds.

WD has assessed applications based on the program criteria outlined in the application guide. Funds have now been fully allocated and we regret to inform you that we are unable to accommodate your request at this time. However, we will keep your application and contact information on file for future opportunities.

Thank you for your interest in the Canada 150 Community Infrastructure Program.

*This communication is intended for the use of the recipient to which it is addressed, and may contain confidential, personal, and or privileged information. Please contact us immediately if you are not the intended recipient of this communication, and do not copy, distribute, or take action relying on it. Any communication received in error, or subsequent reply, should be deleted or destroyed.*

\*\*\*\*\*

Western Economic Diversification Canada  
Diversification de l'économie de l'Ouest Canada  
Government of Canada | Gouvernement du Canada  
[www.wd-deo.gc.ca](http://www.wd-deo.gc.ca)

Canada





December 9, 2015

File: SSI 2015-009

LADR Landscape Architects  
2B – 495 Dupplin Road  
Victoria, BC V8Z 1B8

Dear Ms. Windjack:

**RE: NOTICE OF AWARD – Capital Regional District Project – Centennial Park Master Plan**

Please be advised that your proposal dated November 20, 2015 in the amount of \$29,005, excluding applicable taxes, to provide consulting services for Centennial Park Master Plan has been accepted.

Please insert the Contract date on the first page of the Contract Agreement (page 1) and sign page 5 of the enclosed three (3) contract agreements. Return all copies complete with your insurance certificate inserted as Schedule B. Once signed by the Capital Regional District (CRD), the consultant's copy will be sent back to you.

This is not the Notice to Proceed. The Notice to Proceed will be issued following execution of the Contract Agreement.

When invoicing the Capital Regional District for this project, please quote Contract SSI 2015-009, and indicate the amount approved, the amounts previously and currently invoiced, and the balance remaining. No expenditures in excess of the approved amount will be made without prior written approval.

Please direct all correspondence on this project to the attention of Dan Ovington, at 250-537-4448 or [dovington@crd.bc.ca](mailto:dovington@crd.bc.ca). We look forward to working with you on this assignment.



Dan Ovington  
Manager, Salt Spring Island Parks and Recreation

DO/ctp





Islands Trust

## BYLAW REFERRAL FORM

Island: Salt Spring Island Trust Area Bylaw No.: 486 Date: November 20, 2015

You are requested to comment on the attached Bylaw for potential effect on your agency's interests. We would appreciate your response within 30 days. If no response is received within that time, it will be assumed that your agency's interests are unaffected.

**APPLICANTS NAME / ADDRESS:**

Salt Spring Squash Club, 1194 Isabella Point Road, Salt Spring Island, BC, V8K 1T6

**PURPOSE OF BYLAW:**

To allow a squash court facility within the Parks & Reserves Zone Variant PR3a

**GENERAL LOCATION:**

805 Lower Ganges Road, Salt Spring Island

**LEGAL DESCRIPTION:**

SECTION 6, RANGE 2 EAST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, EXCEPT THE EASTERLY 6.75 CHAINS THEREOF; EXCEPT PARCEL B (DD 77036I), AND EXCEPT PART IN PLAN 14185

**SIZE OF PROPERTY AFFECTED:**

16.3 Hectares

**ALR STATUS:**

In ALR

**OFFICIAL COMMUNITY PLAN DESIGNATION:**

Parks and Recreation

**OTHER INFORMATION:**

Agricultural Land Commission application ALC File No. 54014 - Non-Farm Use Granted

Please fill out the Response Summary on the back of this form. If your agency's interests are "Unaffected", no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this Bylaw.

\_\_\_\_\_  
(Signature)

Name: \_\_\_\_\_

Title: \_\_\_\_\_

This referral has been sent to the following agencies:

**Provincial Agencies**

Agricultural Land Commission  
Ministry of Agriculture  
BC Assessment Authority  
Ministry of Transportation & Infrastructure

**Regional Agencies**

Capital Regional District  
CRD Building Inspection  
Vancouver Island Health Authority  
SSI PARC

**Non-Agency Referrals**

North Salt Spring Waterworks District  
SSI Fire-Rescue

# BYLAW REFERRAL FORM RESPONSE SUMMARY

☐

Approval Recommended for Reasons Outlined Below

☐

Approval Recommended Subject to Conditions Outlined Below

☐

Interests Unaffected by Bylaw

☐

Approval Not Recommended Due to Reason Outlined Below

Salt Spring Island Trust Area

(Island)

486

(Bylaw Number)

(Signature)

(Title)

(Date)

(Agency)

# STAFF REPORT

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**Date:** November 5, 2015 **File No:** SS-RZ-2015.2  
**To:** Salt Spring Island Local Trust Committee for November 19, 2015 meeting  
**From:** Seth Wright, Planner 1, Local Planning Services  
**Re:** **Proposal to amend Land Use Bylaw PR3(a) zone to allow a Squash Court facility**  
**Applicant:** Herbert Otto  
**Owner:** Salt Spring Recreational Holdings Ltd.  
**Civic Address:** 805 Lower Ganges Road (PID: 009-600-426)  
**Legal Description:** Section 6, Range 2 East, North Salt Spring Island, Cowichan District, except the easterly 6.75 chains thereof; except Parcel B (DD 770361), and except part In Plan 14185

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## INTERIM REPORT

### THE PROPOSAL

The rezoning application proposes to add the additional use of a squash court facility within the Parks and Reserves 3(a) zone. As the subject property is within the Agricultural Land Reserve, the application follows a recent successful application to the Agricultural Land Commission for the Non-Farm Use (SS-ALR-2014.2). The purpose of this staff report is to recommend first reading of the proposed bylaw, refer the proposed bylaw to the Advisory Planning Commission and relevant agencies, and consider whether the proposed bylaw is consistent with the Islands Trust Policy Statement Directives.

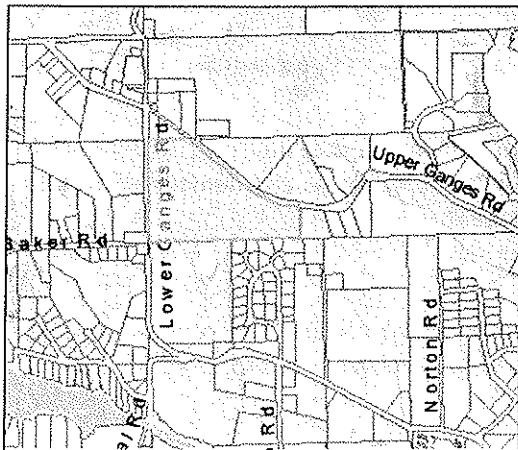


Figure 1: Context Map

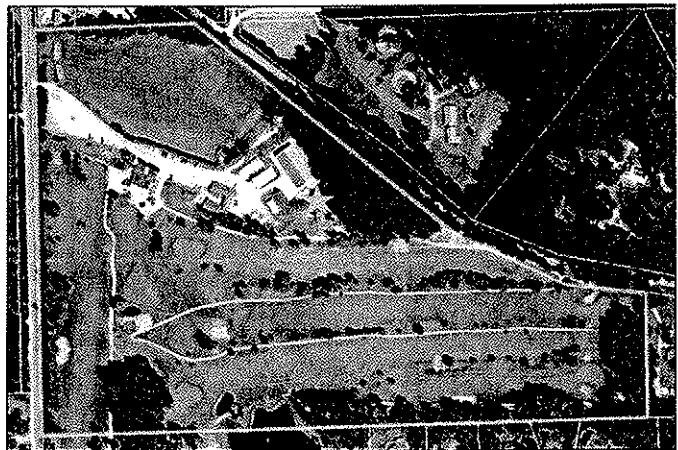


Figure 2: Subject Property (Star indicates proposed facility site)

### BACKGROUND

This rezoning application is made by the Salt Spring Squash Club in concert with Salt Spring Recreational Holdings Ltd, which owns the golf course. The Salt Spring Squash Club is a BC registered non-profit society with the expressed goal to construct an international-sized singles squash court on Salt Spring Island.

The Salt Spring Island Local Trust Committee (LTC) first considered this application at their regular meeting of May 14, 2015 and passed the following resolution:



#### **SS-2015-99**

That the Salt Spring Island Local Trust Committee direct staff to prepare a draft bylaw to amend Salt Spring Island Land Use Bylaw No. 355 to rezone Section 6, Range 2 East, North Salt Spring Island, Cowichan District, except the easterly 6.75 chains thereof; except Parcel B (DD 77036I), and except part In Plan 14185 to allow the additional use of two squash courts (SS-RZ-2015.2, 805A Lower Ganges Road).

In September 2015, the Agricultural Land Commission approved the non-farm use application to develop a 275 m<sup>2</sup> two-court indoor squash facility (SS-ALR-2014.2). The approval is subject to the following two conditions:

- a. The squash facility be located in substantial compliance with the proposal; and
- b. Commencement of construction within three (3) years of the date of this decision.

A similar rezoning to add the use of a single indoor tennis court, adjacent to the proposed squash courts, was adopted in 2011 (SS-RZ-2010.3; Bylaw 445).

### **CURRENT PLANNING STATUS OF SUBJECT LANDS**

#### ***Islands Trust Policy Statement***

Staff reviewed the Islands Trust Policy Statement Directives Only checklist in accordance with Section 1.9 of the Islands Trust Policy Manual (see Appendix 2). Staff find the following policy may be at variance with the proposed bylaw:

- 4.4.2 Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure neither the density nor intensity of land use is increased in areas which are known to have a problem with the quality or quantity of the supply of freshwater, water quality is maintained, and existing, anticipated and seasonal demands for water are considered and allowed for.

The proposed squash court facility includes washrooms with showers and is intended to connect to North Salt Spring Waterworks District. This would increase the intensity of use and demand on the water district, which has a moratorium on new connections at present.

#### ***Official Community Plan***

The previous staff report (dated May 7, 2015; presented at the regular LTC meeting of May 14, 2015) analyzed the application's compliance with relevant Official Community Plan policies.

#### ***Land Use Bylaw***

The Salt Spring Island Land Use Bylaw No. 355 designates the property within the Parks & Reserves 3 (a) - PR3(a) - zone. Staff recommend adding the additional use of two indoor squash courts.

#### ***Agricultural Land Reserve***

The subject property is within the Agricultural Land Reserve. A non-farm use application for the proposed squash courts was approved by the Agricultural Land Commission in September 2015. The approval is attached to this staff report as Appendix 3.

## STAFF COMMENTS

The proposed rezoning allows for the additional use of a new recreation facility in close proximity with similar existing facilities. The proposed facility has a very modest footprint on the land, and – largely for this reason – received approval from the Agricultural Land Commission.

Staff review of the Islands Trust Policy Statement finds that the draft bylaw is consistent with all relevant Directive Policies except for Policy Directive 4.4.2. However, the LTC is unfettered in its determination of whether the bylaw conforms to the Islands Trust Policy Statement. Staff recommend that consideration of the directive policies checklist be considered following agency referral, as the North Salt Spring Waterworks District may provide valuable feedback in this regard.

To address demands on freshwater supply, the LTC may request that the applicant provide a covenant requiring water efficient plumbing fixtures (i.e. low flow faucets and shower fixtures) or seek alternate water sources such as a well or rainwater catchment to supplement or avoid drawing from the North Salt Spring Water Works District. Staff recommend that these options for water issues also be considered following referral of the draft bylaw.

Staff recommend first reading of the bylaw and referral to all public agencies and the Advisory Planning Commission.

## RECOMMENDATION

THAT the Salt Spring Island Local Trust Committee GIVES FIRST READING to Draft Bylaw No. 486, cited as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 4, 2015” (SS-RZ-2015.2, H. Otto, 805 Lower Ganges Road).

THAT the Salt Spring Island Local Trust Committee DIRECT STAFF to refer Proposed Bylaw No. 486, cited as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 4, 2015” to the Advisory Planning Commission and public agencies for comment (SS-RZ-2015.2, H. Otto, 805 Lower Ganges Road).

Prepared and submitted by:

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Seth Wright, Planner 1

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Date

Concurred in by:

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Stefan Cermak, Regional Planning Manager

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Date

Appendices:

1. Draft Bylaw No. 486
2. Islands Trust Policy Statement Directives Only Checklist
3. Agricultural Land Commission Decision, ALC File 54014

# DRAFT

## SALT SPRING ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 486

### A BYLAW TO AMEND SALT SPRING ISLAND LAND USE BYLAW, 1999

The Salt Spring Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the Salt Spring Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

1. Citation

This bylaw may be cited for all purposes as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 4, 2015."

2. Salt Spring Island Local Trust Committee Bylaw No. 355, cited as "Salt Spring Island Land Use Bylaw, 1999," is amended as follows:

2.1 Section 9.8 – Parks and Reserves Zones, Subsection 9.8.4 – Exceptions in Particular Locations, Articles 9.8.4(3) and 9.8.4(4) are deleted in their entirety and replaced with:

"(3) The following additional *uses* are permitted:

- (a) A single *indoor* tennis court or other similar sports facility.
- (b) An *indoor* squash court facility.

(4) The maximum number of *buildings* for these additional *uses* is two."

READ A FIRST TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

PUBLIC HEARING HELD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

READ A SECOND TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

READ A THIRD TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Secretary



Islands Trust

Appendix 2

**POLICY STATEMENT DIRECTIVES ONLY CHECK LIST**

Salt Spring Island Local Trust Committee Bylaw #486

File No.: SS-RZ-2015.2

**POLICY STATEMENT**

The Policy Statement is comprised of several parts. Parts I and II outline the purpose, the Islands Trust object, and Council's guiding principles. Parts III, IV and V contain the goals and policies relevant to ecosystem preservation and protection, stewardship of resources and sustainable communities.

There are three different kinds of policies within the Policy Statement as follows:

1. Commitments of Trust Council which are statements about Council's position or philosophy on various matters;
2. Recommendations of Council to other government agencies, non-government organizations, property owners, residents and visitors; and
3. Directive Policies which direct Local Trust Committees and Island Municipalities to address certain matters.

**DIRECTIVES ONLY CHECK LIST**

The Policy Statement Directives Only Checklist is based on the directive policies from the Policy Statement (Consolidated April 2003) which require Local Trust Committees to address certain matters in their official community plans and regulatory bylaws and Island Municipalities to address certain matters in their official community plans in a way that implements the policy of Trust Council.

Staff will use the Policy Statement Checklist (Directives Only) to review Local Trust Committee and Island Municipality bylaw amendment applications and proposals to ensure consistency with the Policy Statement. Staff will add the appropriate symbol to the table as follows:

✓	if the bylaw is consistent with the policy from the Policy Statement, or
x	if the bylaw is inconsistent (contrary or at variance) with a policy from the Policy Statement, or
N/A	if the policy is not applicable.

## Part III: Policies for Ecosystem Preservation and Protection

CONSISTENT		NO.	DIRECTIVE POLICY
3.1		Ecosystems	
N/A	3.1.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and protection of the environmentally sensitive areas and significant natural sites, features and landforms in their planning area.	
N/A	3.1.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning, establishment, and maintenance of a network of protected areas that preserve the representative ecosystems of their planning area and maintain their ecological integrity.	
N/A	3.1.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the regulation of land use and development to restrict emissions to land, air and water to levels not harmful to humans or other species.	
3.2		Forest Ecosystems	
N/A	3.2.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of unfragmented forest ecosystems within their local planning areas from potentially adverse impacts of growth, development, and land-use.	
3.3		Freshwater and Wetland Ecosystems and Riparian Zones	
N/A	3.3.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means to prevent further loss or degradation of freshwater bodies or watercourses, wetlands and riparian zones and to protect aquatic wildlife.	
3.4		Coastal and Marine Ecosystems	
N/A	3.4.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of sensitive coastal areas.	
N/A	3.4.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for and regulation of development in coastal regions to protect natural coastal processes.	

## PART IV: Policies for the Stewardship of Resources

CONSISTENT	NO	DIRECTIVE POLICY	
4.1		Agricultural Land	
N/A	4.1.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and preservation of agricultural land for current and future use.	
N/A	4.1.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation, protection, and encouragement of farming, the sustainability of farming, and the relationship of farming to other land uses.	
N/A	4.1.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of adjacent properties to minimize any adverse effects on agricultural land.	
N/A	4.1.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the design of road systems and servicing corridors to avoid agricultural lands unless the need for roads outweighs agricultural considerations, in which case appropriate mitigation measures shall be required to derive a net benefit to agriculture	
N/A	4.1.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address land uses and activities that support the economic viability of farms without compromising the agriculture capability of agricultural land.	
N/A	4.1.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of Crown lands for agricultural leases.	
4.2		Forests	
N/A	4.2.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the need to protect the ecological integrity on a scale of forest stands and landscapes.	
N/A	4.2.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the retention of large land holdings and parcel sizes for sustainable forestry use, and the location and construction of roads, and utility and communication corridors to minimize the fragmentation of forests.	
N/A	4.2.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of forest ecosystem reserves where no extraction will take place to ensure the preservation of native biological diversity.	
4.3		Wildlife and Vegetation	
4.4		Freshwater Resources	

Islands Trust Policy Statement Directives Only Checklist

CONSISTENT		NO	DIRECTIVE POLICY
x	4.4.2		Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure neither the density nor intensity of land use is increased in areas which are known to have a problem with the quality or quantity of the supply of freshwater, water quality is maintained, and existing, anticipated and seasonal demands for water are considered and allowed for.
N/A	4.4.3		Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure water use is not to the detriment of in-stream uses
4.5			<b>Coastal Areas and Marine Shorelands</b>
N/A	4.5.8		Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the needs and locations for marine dependent land uses.
N/A	4.5.9		Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the compatibility of the location, size and nature of marinas with the ecosystems and character of their local planning areas.
N/A	4.5.10		Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location of buildings and structures so as to protect public access to, from and along the marine shoreline and minimize impacts on sensitive coastal environments.
N/A	4.5.11		Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address opportunities for the sharing of facilities such as docks, wharves, floats, jetties, boat houses, board walks and causeways.
4.6			<b>Soils and Other Resources</b>
N/A	4.6.3		Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of productive soils.

**PART V: Policies for Sustainable Communities**

CONSISTENT		NO.	DIRECTIVE POLICY
5.1			<b>Aesthetic Qualities</b>
✓	5.1.3		Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic value of the Trust Area.
5.2			<b>Growth and Development</b>
✓	5.2.3		Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address policies related to the aesthetic, environmental and social impacts of development.
✓	5.2.4		Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address any potential growth rate and strategies for growth management that ensure that land use is compatible with preservation and protection of the environment, natural amenities, resources and community character.

Islands Trust Policy Statement Directives Only Checklist

CONSISTENT		NO.		DIRECTIVE POLICY	
✓		5.2.5		Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means for achieving efficient use of the land base without exceeding any density limits defined in their official community plans.	
✓		5.2.6		Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of areas hazardous to development, including areas subject to flooding, erosion or slope instability, and strategies to direct development away from such hazards.	
		5.3		Transportation and Utilities	
N/A		5.3.4		Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of a classification system of rural roadways, including scenic or heritage road designations, in recognition of the object of the Islands Trust.	
N/A		5.3.5		Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the impacts of road location, design, construction and systems.	
N/A		5.3.6		Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of areas for the landing of emergency helicopters.	
N/A		5.3.7		Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of land use patterns that encourage establishment of bicycle paths and other local and inter-community transportation systems that reduce dependency on private automobile use.	
		5.4		Disposal of Waste	
N/A		5.4.4		Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of acceptable locations for the disposal of solid waste.	
		5.5		Recreation	
N/A		5.5.3		Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the prohibition of destination gaming facilities such as casinos and commercial bingo halls.	
✓		5.5.4		Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location and type of recreational facilities so as not to degrade environmentally sensitive areas, and the designation of locations for marinas, boat launches, docks and anchorages so as not to degrade sensitive marine or coastal areas.	
N/A		5.5.5		Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of sites providing safe public access to beaches, the identification and designation of areas of recreational significance, and the designation of locations for community and public boat launches, docks and anchorages.	
✓		5.5.6		Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and designation of areas for low impact recreational activities and discourage facilities and opportunities for high impact recreational activities.	
N/A		5.5.7		Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for bicycle, pedestrian and equestrian trail systems.	



Islands Trust Policy Statement Directives Only Checklist

CONSISTENT		NO.	DIRECTIVE POLICY	
		5.6	Cultural and Natural Heritage	
N/A		5.6.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification, protection, preservation and enhancement of local heritage.	
N/A		5.6.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation and protection of the heritage value and character of historic coastal settlement patterns and remains.	
		5.7	Economic Opportunities	
✓		5.7.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address economic opportunities that are compatible with conservation of resources and protection of community character.	
		5.8	Health and Well-being	
✓		5.8.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address their community's current and projected housing requirements and the long-term needs for educational, institutional, community and health-related facilities and services, as well as the cultural and recreational facilities and services.	

POLICY STATEMENT COMPLIANCE	
	COMPLIANCE WITH TRUST POLICY
	NOT IN COMPLIANCE WITH TRUST POLICY for the following reasons:



## **AGRICULTURAL LAND COMMISSION FILE 54014**

### **REASONS FOR DECISION OF THE ISLAND PANEL**

**Application submitted pursuant to s. 20(3) of the *Agricultural Land Commission Act***

**Applicant:**

**Salt Spring Recreational  
Holdings Ltd.  
(the "Applicant")**

**Agent:**

**Herb Otto  
(the "Agent")**

**Application before the Island Regional Panel:**

**Jennifer Dyson, Panel Chair  
Honey Forbes  
Clarke Gourlay**



### THE APPLICATION

[1] The legal description of the property involved in the application is:

Parcel Identifier: 009-600-426

Section 6, Range 2 East, North Salt Spring Island, Cowichan District, Except the  
Easterly 6.75 Chains thereof, Except Parcel B (DD 770351), and except Part in Plan  
14185  
(the "Property")

[2] The Property is 16.3 ha in area.

[3] The Property has the civic address 805 Lower Ganges Road, Salt Spring Island.

[4] The Property is located within a designated agricultural land reserve ("ALR") as defined in s. 1 of the *Agricultural Land Commission Act* (the "ALCA").

[5] The Property is located within Zone 1 as defined in s. 4.2 of the ALCA.

[6] Pursuant to s. 20(3) of the ALCA, the Applicant is applying for a non-farm use in order to develop a two-court indoor squash facility and four additional parking spaces on the Property which is the Salt Spring Island Golf and Country Club (the "Application").

[7] On June 23, 2015, the Chair of the Agricultural Land Commission (the "Commission") referred the Application to the Island Regional Panel (the "Panel").

### RELEVANT STATUTORY PROVISIONS

[8] The Application was made pursuant to s. 20(3) of the ALCA.



20(3) An owner of agricultural land or a person with a right of entry to agricultural land granted by any of the following may apply to the commission for permission for a non-farm use of agricultural land.

[9] The Panel considered the Application within the context of s. 6 of the ALCA:

6 The following are the purposes of the commission:

- (a) to preserve agricultural land;
- (b) to encourage farming on agricultural land in collaboration with other communities of interest; and
- (c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

#### EVIDENTIARY RECORD BEFORE THE PANEL

[10] The Panel considered the following evidence:

1. The Application
2. Local government documents
3. Previous application history
4. Agricultural capability map, ALR context map and satellite imagery

All documentation noted above was disclosed to the Agent in advance of this decision.

[11] On February 5, 2015 the Salt Spring Island Local Trust Committee resolved to forward the Application with support, as it considers the non-farm use to have no impact on agricultural viability.



[12] The Panel reviewed a previous application involving the Property:

Application ID: 46001  
Legacy File: 39020  
(Salt Spring Recreational Holdings  
Ltd. 2009)

To build a single court indoor tennis facility in the  
northeast area of the golf clubhouse (800 m<sup>2</sup>). Approved  
by Resolution #1053/2009.

#### SITE VISIT

[13] The Panel, in the circumstances of the Application, did not consider it necessary to conduct a site visit to the Property based on the evidentiary record associated with the Application.

#### FINDINGS

[14] In assessing agricultural capability, the Panel referred in part to agricultural capability mapping and ratings. The ratings are identified using the Canada Land Inventory (CLI), 'Soil Capability Classification for Agriculture' system. The improved agricultural capability ratings identified on CLI map sheet 92B/13 for the mapping units encompassing the subject property are Class 2, more specifically (7:2MT – 3:2W).

Class 2 - land is capable of producing a wide range of crops. Minor restrictions of soil or climate may reduce capability but pose no major difficulties in management.

The limiting subclasses associated with this parcel of land are M (moisture deficiency), T (topographic limitations) and W (water deficiency)

[15] The Property is occupied by the Salt Spring Island Golf and Country Club. The Property has been used as a golf course and other recreational purposes since 1928. In 2009, the Commission allowed the construction of a single court indoor tennis facility in the northeast area of the golf clubhouse. The Panel finds that the proposed squash courts to be consistent with the historic use of the Property and the Commission previous approval for the development of an additional recreational facility.



[16] The Panel finds that the proposed location of the squash courts will have minimal impact on the agricultural potential of the Property.

**DECISION**

[17] For the reasons given above, the Panel approves the Application to develop a 275 m<sup>2</sup> two-court indoor squash facility and four additional parking spaces on the Property.

[18] The Application is approved subject to the following conditions:

- a. The squash facility be located in substantial compliance with the proposal; and
- b. Commencement of construction within three (3) years of the date of this decision.

[19] This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

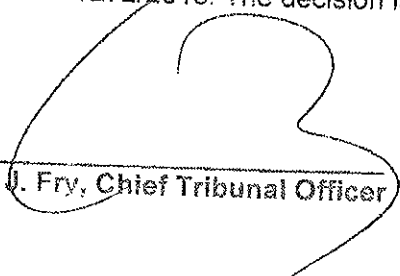
[20] Panel Chair Jennifer Dyson concurs with the decision.  
Commissioner Honey Forbes concurs with the decision.  
Commissioner Clarke Gourlay concurs with the decision.

[21] Decision recorded as Resolution #272/2015.

A decision of the Panel is a decision of the Commission pursuant to s. 11.1(5) of the *Agricultural Land Commission Act*.

\*\*\*\*\*

Upon instruction of the Panel, I have been authorized to release the Reasons for Decision by Resolution #272/2015. The decision is effective upon release.

  
Colin J. Fry, Chief Tribunal Officer

September 17, 2015

Date Released

# PROPOSED

## SALT SPRING ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 486

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### A BYLAW TO AMEND SALT SPRING ISLAND LAND USE BYLAW, 1999

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The Salt Spring Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the Salt Spring Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

1. Citation

This bylaw may be cited for all purposes as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 4, 2015."

2. Salt Spring Island Local Trust Committee Bylaw No. 355, cited as "Salt Spring Island Land Use Bylaw, 1999," is amended as follows:

2.1 Section 9.8 – Parks and Reserves Zones, Subsection 9.8.4 – Exceptions in Particular Locations, Articles 9.8.4(3) and 9.8.4(4) are deleted in their entirety and replaced with:

"(3) The following additional *uses* are permitted:

(a) A single *indoor* tennis court or other similar sports facility.

(b) An *indoor* squash court facility.

(4) The maximum number of *buildings* for these additional *uses* is two."

READ A FIRST TIME THIS 19TH DAY OF NOVEMBER 2015

READ A SECOND TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

PUBLIC HEARING HELD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

READ A THIRD TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

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Chair

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Secretary

# Tree vandals strike Douglas firs at north-end park



PHOTO COURTESY OF PARC

Salt Spring PARC and the RCMP are seeking information about who may have illegally felled several large firs in Sun Eagle Trail Linear Park in November.

PARC staff, RCMP look for clues

BY SEAN MCINTYRE  
BRIEFWOOD STAFF

Salt Spring's parks and recreation staff want the public's help to solve a tree-cutting whodunit along a secluded north-end trail.

Whoever is responsible for the carnage felled at least five Douglas fir trees on public property near the North View Place entrance to the Sun Eagle Trail Linear Park in November.

"The property line is right there, and the trail is clearly marked," said Kirk Harris, a park maintenance worker.

Harris has reported the vandalism to Salt Spring RCMP, who ask anyone with details about the offence to come forward.

Harris said it seems the trees were felled by a professional and left in place by the side of the trail. The trees were about 20 metres (60 feet) tall and roughly 45 centimetres (18 inches) in diameter.

Harris said this is the first time he's seen such wanton destruction of trees on PARC land. He encourages park users and neighbouring residents to stay vigilant to deter similar actions elsewhere

on the island.

"We're watching our parks and don't want this to happen again," he said.

The Sun Eagle Trail is a challenging 300-metre route that connects the vast Channel Ridge trail network to little-used roads near the island's eastern shoreline. The trail can be accessed from the end of Sun Eagle Drive or between 255 and 285 North View Place.

Salt Spring RCMP can be reached at 250-537-5555.