

Ganges Village Planning Project Charter

Salt Spring Island Local Trust Committee

Approval Date: November 10, 2020

Purpose: *Update objectives and policies that help shape the vision for Ganges Village including foreshore (assumed 300m).*

Background: Previous Ganges Village Planning projects include feedback from a 1995 Ganges Focus Group and 2006 Ganges Village and Harbour Focus Group. Much has changed since 2006. In 2015 Trust Council implemented First Nations Engagement Principles Policy followed by a Reconciliation Declaration in 2019. Also in 2019, Trust Council declared a Climate Emergency. Both the declarations will significantly shape the Ganges Village planning effort. Furthermore, issues such as the moratorium on new connections to the community water system, future development of the community sewer system, ongoing development of active transportation infrastructure, affordable housing, the relocation of the Salt Spring Island Fire Hall #1, potential uses for the School District #64 properties, impacts from COVID-19, will all need to be taken into consideration in planning the future of Ganges Village.

Objectives

- *Re-examine the objectives, and policies regarding Ganges Village (including the Education, Hospital Services designated areas and some Parks and Recreation Designation areas) to create a healthy, resilient and environmentally sustainable village for this and future generations*
- *Consider policies to implement Islands Trust's commitment to the reconciliation with First Nations, and to advance preservation of First Nation's heritage*
- *Consider policies to advance Islands Trust's and the community's efforts to adapt to and mitigate climate change*
- *Consider policies that complement the Coastal Douglas-fir Protection and the "Housing Challenges and Solutions" projects that densify Ganges village and discourage sprawl*

In Scope

Phase 1

- *Develop a Ganges Village Area Plan project budget and identify potential funding sources*
- *Develop a preliminary consultation/engagement plan to include early and on-going engagement with First Nations, the Capital Regional District, the Agricultural Land Commission and School District #64, Salt Spring Island Fire Protection District, Salt Spring Island Arts Council, the Chamber of Commerce and the Ministry of Transportation and Infrastructure*

Phase 2

- *Research and analysis on existing conditions, infrastructure servicing issues, housing, open space, shoreline development, culture, climate change impacts on the island, effective and meaningful public engagement process and collaboration with First Nations*
- *Consider a naming for the Area Plan to better reflect the rich history and cultural heritage of Indigenous Peoples*
- *Develop objectives and policies for the preservation of First Nations' heritage and cultural sites*
- *Develop objectives and policies to support innovative design solutions that help preserve the limited natural resources on the island*
- *Incorporate Ganges harbour interface, including Ganges Harbour Walk*
- *Potential inclusions or exclusions of areas within Ganges or Upper Ganges Village designations*
- *Develop a separate Ganges Village Local Area Plan*
- *Identify implementation actions for Phase 3*

Out of Scope

- *Ganges Harbour Management Plan*
- *Amending other areas of the OCP including: Heritage Conservation Areas, Amenity zoning, Transfer of Development Potential*
- *Density, use and regulatory amendments*

Phase 3

- Amend Ganges Village Core, Ganges Village Upper, Education, Health Services, Shoreline Development, Parks and Recreation land use designations
- Amend Development Permit Area 1 (Ganges Village) and Development Permit Area 3 (Shoreline)
- Amend policies regarding Ganges Alternate route
- Amend policies regarding waterfront development
- Amend OCP objectives and policies to reflect the new Area Plan

; Work Plan Overview

Deliverable/Milestone for Phase 1	Date
Approval of final Project Charter	Fall 2020
Approval of draft Project budget	Fall 2020
Approval of Public and stakeholder engagement plan	Fall 2020
Approval of Terms of Reference for the Ganges Village Planning Task Force	Fall 2020
Approval of application for C2C grant	Fall 2020
Establish the Task Force	December 2020/January 2021
Early outreach with First Nations, CRD, SD64, Chamber, MoTI, and ALC	Fall 2020/Spring 2021
Implementation of the Public Engagement Plan (interviews, meetings, survey, website/social media, potentially forming working group)	Spring to Summer 2021
Progress update to LTC	Spring & Summer 2021
Deliverable/Milestone for Phase 2	Date
Research and analysis	Fall 2020/Spring 2021
Ongoing Task Force and participant meetings	Winter 2020/Fall 2021
Facilitated open houses and design charrette	Spring 2021/Summer 2021
Coordination with agencies/university research teams	Summer 2021/Fall 2021
Drafting of Area Plan and implementation measures	Spring 2022/Fall 2022
Outreach Community Information Meeting on proposed draft amendment	Fall 2021
First Reading of Bylaw and Bylaw Referrals	Fall/Winter 2021
Outreach/Community Information Meeting on revised draft amendment	Spring 2022
Report to LTC – request for 2 nd reading/public Hearing	Spring 2022
Report to LTC – request for 3 rd reading/forward to Executive Committee/forward to Ministry	Summer 2022
Request for 4 th reading/adoption of final draft	Fall 2022
Deliverable/Milestones Phase 3	
Amendment to relevant policies and governing documents	Fall 2022
Outreach/Community Information Meeting on revised draft amendment	Spring 2023

Report to LTC – request for 2 nd reading/public Hearing		Spring 2023		
Report to LTC – request for 3 rd reading/forward to Executive Committee/forward to Ministry		Summer 2023		
Request for 4 th reading/adoption of final draft		Fall 2023		
Project Team		Budget		
Louisa Garbo, Island Planner	Project Manager	Budget Sources:		
Kristine Mayes, Planner 1	Team member/technical support	Fiscal	Item	Cost
Jackie O’Neal, GIS Tech	Mapping Support	2021-2022 (Phase 1)	See cost breakdowns below	\$95,000, or \$100,000 if grant not available
Lisa Wilcox, Senior Intergovernmental Policy Advisor	First Nations Consultation Support	2021-2023 (Phase 2)	See cost breakdowns below	\$27,000
Office Administrative Assistant/Planning Team Assistant	Administrative Support	2023 (Phase 3)	See cost breakdowns below	\$24,000
RPM Approval: <i>Stefan Cermak</i> Date: Oct. 26, 2020	LTC Endorsement: Resolution #: Date: Nov 10, 2020			
			Total project cost	\$146,000 or \$151,000 if grant not received