



Salt Spring Island Advisory Planning Commission

Minutes of a Regular Meeting

Date of Meeting: Thursday, October 21, 2021

Location: Baptist Church, Lower Level Meeting Room
520 Lower Ganges Road, Salt Spring Island

Members Present: Jeff Thompson, Chair
Mairi Welman, Vice Chair
Jean Brouard, Commissioner
Nancy Krieg, Commissioner
Leigh Large, Commissioner
Stanley Shapiro, Commissioner

Regrets: Francine Carlin, Commissioner
Ron Cooke, Commissioner
Neil Morie, Commissioner

Staff Present: Geordie Gordon, Planner 2
Sarah Shugar, Recorder

Media and Others Present: Peter Grove, Local Trustee
Representative of an Applicant Kisae Peterson

These minutes follow the order of the agenda although the sequence may have varied.

Chair Thompson called the meeting to order at 1:00 p.m.

1. APPROVAL OF AGENDA

By general consent the agenda was adopted.

2. MINUTES OF PREVIOUS MEETING

2.1 Draft Minutes of the September 16, 2021 APC Meeting

By general consent, the minutes of the September 16, 2021 Salt Spring Island Advisory Planning Commission meeting were adopted.

3. BUSINESS ITEMS

3.1 SS-RZ-2017.2 - Fernando & Tammy Dos Santos - 221 Drake Road, SSI

Planner Gordon presented a memorandum dated September 2, 2021 regarding a rezoning application to permit 30 affordable housing units.

Representative of the Applicant Kisa Peterson spoke to the application.

In discussion the following comments and questions were noted:

- There was a question regarding the water system. Planner Gordon reported there is an approved provincial water license for a withdrawal of up to 48,000 cubic metres per day. The representative of the applicant reported there are two wells on the property and the applicant is in discussions with North Salt Spring Waterworks District (NSSWD) regarding whether NSSWD could own and operate the water system.
- A Commissioner spoke to the need for affordable housing.
- A Commissioner acknowledged that the applicant has been working on the affordable housing project since 2017 and has persevered through many hurdles.
- There was a question regarding whether there is a plan to have a dual potable and non-potable water system. The representative of the applicant reported the well has sufficient water for potable water requirements for all 30 units. The units are small 1-2 bedroom units. The intention is to have a rainwater catchment for irrigation purposes. NSSWD has agreed to provide water for fire suppression. The applicant has applied for a Canada Mortgage and Housing Commission (CMHC) grant to reduce barriers in housing development and if successful, the grant would be used to work with NSSWD on a water system management plan.
- There was a question regarding whether the housing units would have water meters. The representative of the applicant reported there is an option to install water meters for each unit although the goal is to keep capital costs as low as possible as all costs would impact the affordability of the units.
- There was a question regarding whether the 30 densities are a result of a density transfer. Planner Gordon reported the densities are not from a density transfer and would be new densities created in the proposed Bylaw.

It was MOVED and SECONDED,

That the Salt Spring Island Advisory Planning Commission recommend that the Salt Spring Island Local Trust Committee proceed with proposed Bylaw No. 505 (221 Drake Road).

CARRIED

4. OTHER BUSINESS – None

5. ADJOURNMENT

By general consent the meeting adjourned at 1:20 p.m.

Jeff Thompson, Chair

CERTIFIED CORRECT:

Sarah Shugar, Recorder