



## Salt Spring Island Local Trust Committee Minutes of Special Meeting

**Date:** Friday, January 22, 2021

**Location:** Electronic Meeting  
200-1627 Fort Street, Victoria

**Members Present:** Peter Luckham, Chair  
Peter Grove, Local Trustee  
Laura Patrick, Local Trustee

**Staff Present:** Stefan Cermak, Regional Planning Manager (RPM)  
Louisa Garbo, Island Planner  
Geordie Gordon, Planner 2  
Rob Pingle, Planning Team Assistant  
Sarah Shugar, Recorder

**Media and Others Present:** Approximately 2 members of the public

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

### 1. CALL TO ORDER

Chair Luckham called the meeting to order at 9:35 a.m. and welcomed everyone to an electronic meeting of the Salt Spring Island Local Trust Committee. Chair Luckham introduced himself, the Trustees and staff and expressed gratitude to live and work in Coast Salish First Nations treaty and traditional territory.

### 2. APPROVAL OF AGENDA

The following supplemental item was presented for consideration to be added to the agenda:

3.1 Draft Housing Challenges and Solutions Project Charter

**By general consent**, the agenda was adopted as amended.

Chair Luckham left the meeting due to a technical difficulty at 9:41 a.m. and returned to the meeting at 9:44 a.m.

### 3. BUSINESS ITEMS

#### 3.1 Housing Challenges and Solutions

Planner Garbo presented an amended draft Housing Challenges and Solutions Project Charter dated January 22, 2021 by PowerPoint presentation. A staff report dated

December 23, 2020 regarding the Housing Challenges and Solutions Initiative Project was presented.

Chair Luckham requested staff to circulate the amended draft Housing Challenges and Solutions Project Charter dated January 22, 2021 to Trustees by email. The meeting was recessed to provide time for Trustees to review the new meeting materials.

The meeting recessed at 9:55 a.m. and reconvened at 10:06 a.m.

In discussion, the Salt Spring Island Local Trust Committee (LTC) amended the draft Housing Challenges and Solutions Project Charter dated January 22, 2021 as follows:

Principles and Purpose:

- The Local Trust Committee (LTC) takes a leadership role in identifying a variety of housing options that meet the needs of Salt Spring residents of all abilities, incomes, lifestyles, livelihoods, and household types.
- The LTC believes the Islands Trust “preserve and protect” mandate, as set out in s.3 of the Islands Trust Act, is interpreted to not only preserve and protect the environment, but to also preserve and protect a socially diverse local population.
- The LTC is part of a federation and this means that we can learn from, share with, and work collaboratively with other LTCs.
- The LTC decisions should be balanced and be acutely aware of social, environmental and economic elements and are rooted in sustainability and justice. Good solutions are integrated solutions that will also address other challenges and crises we face on Salt Spring (e.g., forest health and biodiversity, watersheds, changing climate, land use, community spirit, and resilient small business.)
- The LTC will early and throughout the process, facilitate regular open dialogue with the full spectrum of the community and First Nations. The LTC understands that achieving consensus may be difficult; through dialogue we can search for common understanding.
- The Local Trust Committee is enabled and entrusted with the responsibility, through the Local Government Act to direct the location, density and form of all housing, and to offer land use incentives for the development of housing on private, non-profit and public lands. Zoning, subdivision and other land use bylaws are powerful and foundational tools our community can proactively to achieve a diverse and sustainable supply of housing and to curtail residential development that is out-of-step with our community’s climate action and equity needs. The Trustees will support the community to be willing to learn and be open to new concepts. New concepts come from exploring lessons learned from other jurisdictions with which we have common interests and by exploring the “art of possible”.
- The Local Trust Committee should cooperate with all levels of government, non-profits and community groups, as well as the private sector including small businesses, artists, and others in the economy who depend on a healthy environment and diverse housing options to sustain community values, and actively seek partnerships for real change to occur.
- The Local Trust Committee can provide more certainty to housing providers and developers, property owners and residents by providing clear detailed policies and guidelines.

- The Local Trust Committee will adapt and refine tools and approaches as experience is gained.
- The Local Trust Committee will prioritize actions as they are identified that support solutions to address urgent housing needs.

**SS-2021-025**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee approve the “Housing Action Program” Project Charter as amended.

**CARRIED**

**SS-2021-026**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee accept in principle the proposed “Housing Action Program” project budget.

**CARRIED**

**SS-2021-027**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee approve the proposed “Housing Action Program” Task Force Terms of Reference.

**CARRIED**

**SS-2021-028**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee approve in principle the proposed “Housing Action Program Public Engagement Framework”.

**CARRIED**

**SS-2021-029**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee direct staff to review potential amendments to the Salt Spring Island Official Community Plan and the Salt Spring Island Land Use Bylaw as identified in the “Housing Action Program” Project Charter.

**CARRIED**

**SS-2021-030**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee direct staff to conduct early and on-going engagement with at minimum First Nations, the Capital Regional District, the Agricultural Land Commission, School District No. 64, North Salt Spring Waterworks District, Salt Spring Island Fire and Rescue, Salt Spring Island Arts Council, the Chamber of Commerce, Salt Spring Island Community Services, BC Housing, The Ministry of Transportation and Infrastructure, health service, housing providers and coastal agencies, and Trust Council and other Local Trust Committees in accordance with Section 475 of the Local Government Act, on the proposed “Housing Action Program” and the proposed major amendment to the Salt Spring Island Official Community Plan.

**CARRIED**

Trustee Grove left the meeting at 11:25 a.m. due to a technical difficulty and returned to the meeting at 11:29 a.m.

**SS-2021-031**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee direct staff to seek opportunities for collaboration and efficiencies between the Housing Action Program Task Force and the Ganges Village Planning Task Force.

**CARRIED**

**4. CLOSED MEETING**

**4.1 Motion to Close the Meeting**

**SS-2021-032**

At 11:32 a.m., **It was MOVED and SECONDED,** that the Salt Spring Island Local Trust Committee close this meeting to the public subject to Community Charter Section 90 (a) Personal information about individuals appointed to or being considered for appointment as an officer, employee or agent of the local government; and that staff be invited to remain.

**CARRIED**

**4.2 Motion to Open the Meeting**

**SS-2021-033**

At 11:43 a.m., **It was MOVED and SECONDED,** The Salt Spring Island Local Trust Committee re-open this meeting to the public subject to Section 89 of the Community Charter.

**CARRIED**

**4.3 Rise and Report - None**

**5. ADJOURNMENT**

**By general consent** the meeting adjourned at 11:44 a.m.

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Peter Luckham, Chair

**CERTIFIED CORRECT:**

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Sarah Shugar, Recorder