



Salt Spring Island Local Trust Committee Minutes of Special Meeting

Date: Tuesday, October 1, 2024

Location: Electronic Meeting

Members Present: Timothy Peterson, Chair
Laura Patrick, Local Trustee
Jamie Harris, Local Trustee

Staff Present: Chris Hutton, Regional Planning Manager
Chris Buchan, Island Planner
Kalyaan Selvakumar, Planning Team Assistant
Morgana van Niekerk, Communications Specialist
Oluwashogo Garuba, Planner 1
Rob Kroeker, Planning Services Administrative Assistant / Recorder

Others Present: 2 members of the public

These minutes follow the order of the agenda although the sequence may have varied. The electronic meeting was live streamed and recorded.

1. CALL TO ORDER

Chair Peterson called the meeting to order at 1:31 p.m. He welcomed everyone to a meeting of the Salt Spring Island Local Trust Committee and introduced himself, the Trustees and staff. Chair Peterson humbly stated gratitude to live and work in Coast Salish First Nations territory, discussing Truth and Reconciliation Day and the harms of the residential school system.

2. APPROVAL OF AGENDA

The following addition to the agenda was presented for consideration:

3.5 Covenant Release Request – 134 Drake Road, SSI

By general consent the agenda was approved, as amended.

3. BUSINESS ITEMS

3.1 Official Community Plan – Land Use Bylaw Project Update

Planner Buchan introduced the staff report, returning branding materials and the project Terms of Reference which advance the project to procurement stage. Communications Specialist Van Niekerk further discussed branding considerations and consistency with the Islands Trust Identity Guide.

In discussion the following items were noted:

- Complete Communities is step one towards the Official Community Plan, and public confusion could ensue from branding it separately
- The colours coincide with the phase of the project
- Including Official Community Plan and Land Use Bylaw Update Project in the branding for Complete Communities will place this document in context within the wider project at a glance
- Reconciliation page's orange appears close to red and stands out, and red's association with a stop light is not our intention to signal

Trustee Harris joined the meeting at 1:50 p.m.

SS-2024-104

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee endorse the project logo and brand identity attached as Attachment 1 in the report titled "Major Projects Update: OCP-LUB" to the Planner's report, dated October 1, 2024.

CARRIED

Discussion regarding the Terms of Reference commenced:

- Track changes can assist Trustees in following changes applied to versions
- The former version of Table 1 with three columns was easier to follow
- Not Applicable is in the first row under First Nations engagement for Phase 1a
- Salt Spring Island Local Trust Committee has a history of working to build in conversations with First Nations, including seeking protocol agreements with Indigenous governing bodies, funding for an Indigenous relations approach for the Official Community Plan – Land Use Bylaw projects
- Table 1 should reflect this and serve as a roadmap, rather than read Not Applicable for First Nations engagement
- Complete Communities is a kick starter to the conversation of this major project
- The former version had a clear options development phase, which is not as clear in this table
- Housing strategy from Trust Council recognizes the need for innovative approaches, which will come in part from community responses to Complete Communities information
- Community consultation will ultimately narrow the project to fit the needs and wishes of the community
- Continuity from the consultant in project management is valued and sought
- Regarding the policy gap analysis, it seeks to answer how the Official Community Plan can best support initiatives like the Housing Toolkit and identify strategic imperatives
- The housing crisis continues and why couldn't the housing portion of the Official Community Plan simply be amended?
- More immediate actions towards the housing crisis will be flagged and taken during the legislatively supportable Official Community Plan amendment process, including community engagement expected by the Province

- Does running on a housing platform and being elected count towards this process of community engagement?
- The Official Community Plan belongs to the community and community engagement fosters community ownership
- Regarding fair and equitable access to information and engagement results on p. 19, the hope is that consultants will develop an engagement plan to reflect the full diversity of interested people
- Regarding consultant-led working groups, the new version says “may” whereas the last said “will”, and methodology put forward by consultant towards executing this project well is variable, but some expectation exists of work groups to further involve the community
- The measures of success regarding community engagement, reports of which Islands Trust will produce
- The validity of setting target numbers for engagement
- Engagement must be tailored to the groups sought, and consultant must ask who we are hearing from and missing in process

SS-2024-105

It was **MOVED** and **SECONDED**,

That the Salt Spring Island Local Trust Committee endorse the revised Terms of Reference attached as Attachment 2 in the report titled “Major Projects Update: OCP-LUB” to the Planner’s report, dated October 1, 2024.

CARRIED

3.2 Official Community Plan – Land Use Bylaw Project Major Project Business Case

Regional Planning Manager Hutton introduced the business case, indicating that during refinement of the project consultant scope of services and merging the Ganges (Shiya’hwt/SYOWT) Village Planning Project with this one, it was determined the project requires additional funding in the next fiscal year.

In discussion the following items were noted:

- In the report summary on p. 25 the suggestion of an increase of \$415,500 is stated, and this is a typo that will be corrected by staff
- The LTC’s intention was to recognize the housing importance of Ganges to SSI, not to seek additional funding
- As the Request for Proposal is built, confidence is sought that consultant market costs can be met appropriately and budget cost will be confirmed by Request for Proposal process
- Staff will supplement with regular updates if adjusted business case is required

SS-2024-106

It was **MOVED** and **SECONDED**,

That the Salt Spring Island Local Trust Committee approve the Attached Major Project Business Case for the OCP-LUB Project for submission to the Regional Planning Committee and Financial Planning Committee for the fiscal 2025-2026 year budget.

CARRIED

3.3 Salt Spring Island Freshwater Project Business Case

Planner Hutton introduced the business cases regarding the Watershed Protection Plan (Attachment 1) and the Salt Spring Island Watershed Protection Alliance (SSIWPA)-coordinated well monitoring initiative (Attachment 2).

In discussion the following items were noted:

- The staff report only copies Gary Holman, but special tax requisition captures other islands in the Southern Gulf Islands Electoral Area, and its Director Paul Brent should be included
- Meeting towards beginning conversations of a future water service were held, but the Local Community Commission does not have watershed service and may or may not in the future, and conversation must be higher in CRD than Local Community Commission and in conjunction with southern Gulf Islands Director as to what the future of service looks like
- Regarding governance, the report puts too much emphasis on the Local Community Commission being the table for discussion and perhaps it may not be the correct forum, though resources should be allocated to this discussion
- Well monitoring project: Quadra Island has introduced similar work, and their input is being added into the provincial system and is available. Studying their project and more monitoring wells are useful, and getting data to public rather than reliance on staff-dependent data analysis
- SSI Local Trust Committee approved project charter that they will continue coordinating SSIWPA until another entity takes it over
- p. 38 should read Salt Spring and Southern Gulf Islands Electoral Area, not just Salt Spring
- Two reports regarding SSIWPA and Islands Trust taking over management and incorporating it into initiatives, rather than “wind-down” language used in report: what does big tent participation look like?

SS-2024-107

It was **MOVED** and **SECONDED**,

That the Salt Spring Island Local Trust Committee forward the Watershed Protection Plan 2023-2032 business case attached as Attachment 1 to the staff report of October 1, 2024 to Financial Planning Committee for inclusion in the 2025/26 Trust Council budget.

CARRIED

Trustee Harris Opposed

SS-2024-108

It was **MOVED** and **SECONDED**,

That the Salt Spring Island Local Trust Committee forward the Salt Spring Island Groundwater Sustainability (Well-Monitoring) Business Case attached as Attachment 2 to the staff report of October 1, 2024 to Financial Planning Committee for inclusion in the 2025/26 Trust Council budget.

CARRIED

3.4 Regular Meeting Schedule - Discussion

Chair Peterson introduced discussion of the timing for the October 10 Regular LTC meeting, indicating that he will be in transit on that date and current timing would mean he would face challenges in conducting the meeting.

In discussion the following items were noted:

- Alternate Chair could conduct meeting, or start time could be moved
- Support was expressed for Chair Peterson's preference regarding moving start time
- Accessibility is important and a meeting has been moved for November already
- Moving start time to 11 a.m. should be time enough to ensure confidentiality in surroundings and stable internet connection
- November meeting change proceeded from a Galiano Local Trust Committee change and travel is typically bundled to limit costs

SS-2024-109

It was **MOVED** and **SECONDED**,

That the Salt Spring Island Local Trust Committee amend the starting time of the October 10 regular meeting to 11 a.m.

CARRIED

3.5 Covenant Release Request – 134 Drake Road, SSI

Planner Garuba introduced the staff report regarding the applicant seeking a release from a restrictive covenant to provide off-street motor vehicle parking spaces.

In discussion the following items were noted:

- Fairness to owners of parking lots who have invested to meet parking requirements must be considered
- This is a Ganges Village planning issue
- A CRD parking study was performed, but a Trustee was uncertain if it looked at covenanted parking spots
- This is a larger issue than this particular covenant and it would be preferable to look at the issue holistically

SS-2024-110

It was **MOVED** and **SECONDED**,

That the Salt Spring Island Local Trust Committee not support the release of restrictive covenant EJ118028 from LOT 20, SECTION 1, RANGE 3 EAST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN 6344.

CARRIED

4. ADJOURNMENT

By general consent the meeting adjourned at 3:24 p.m.

Timothy Peterson, Chair

CERTIFIED CORRECT:

Rob Kroeker, Planning Services Administrative Assistant / Recorder