



Salt Spring Island Local Trust Committee

Regular Meeting Agenda

Date: Thursday, April 13, 2023
Time: 9:30 a.m.
Location: 64 Learning Hub
122 Rainbow Road

Pages

1. CALL TO ORDER 9:30 AM - 9:35 AM

Acknowledgement

Islands Trust and Islands Trust Conservancy respectfully acknowledge that the lands and waters that encompass the Islands Trust Area have been home to Indigenous Peoples since time immemorial. We are committed to reconciliation and to working together to preserve and protect this ecologically, culturally, and spiritually significant region in the Salish Sea. The Islands Trust Area is located within the treaty lands and territories of the BOKEĆEN, Cowichan Tribes, K'ómoks, Lyackson, MÁLEXEŁ, Qualicum, scəwəθən, səliwətał, SEMYOME, shíshálh, Skwxwú7mesh, Snaw-naw-as, Snuneymuxw, Songhees, Spune'luxutth', STÁUTW, Stz'uminus, łaʔəmen, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, W_JOLEŁP, W_SIKEM, Xeláltxw, Xwémalhkww, Xwsepsum, and xʷməθkʷəyəm First Nations.

2. APPROVAL OF AGENDA 9:35 AM - 9:40 AM

3. TOWN HALL AND QUESTIONS 9:40 AM - 9:55 AM

4. DELEGATIONS 9:55 AM - 10:10 AM

4.1 Salt Spring Solutions - Mairi Welman

6

Concerning Integrated Housing Framework for Salt Spring

5. TRUSTEE REPORTS 10:10 AM - 10:20 AM

Verbal Report

6. CHAIR'S REPORT 10:20 AM - 10:25 AM

Verbal Report

7. CRD DIRECTOR'S REPORT 10:25 AM - 10:30 AM

Verbal Report

8. PREVIOUS MEETINGS 10:30 AM - 10:35 AM

8.1	Draft Minutes of the Salt Spring Island Local Trust Committee	
8.1.1	<u>Draft Minutes of the March 16, 2023 SSI LTC Regular Meeting</u>	9
	For Adoption	
8.2	Resolutions Without Meeting Report	20
	Report dated April 2023	
8.3	Draft Minutes of the Advisory Planning Commissions - None	
8.4	Local Trust Committee Public Hearing Record - None	

9. CORRESPONDENCE 10:35 AM - 10:40 AM

Please visit the Applications and Projects pages on the Islands Trust website for recent public submissions.

For Applications, go to: <http://www.islandstrust.bc.ca/SSIapplications>

For Projects, go to: <http://www.islandstrust.bc.ca/SSIprojects>

9.1	LTC Chair to GIELS - Dated 7 March 2023 - Concerning Support for Property Tax Exemption	21
	For Information	
9.2	J. Spiers to LTC - Dated 14 March 2023 - Concerning Ganges Harbour foreshore activities	22
	For Information	
9.3	BotaniMed to LTC - Dated 22 March 2023 - Concerning amendment to Cannabis license	26
	For Information	
9.4	J.Mckenzie to LTC - Dated 9 March 2023 - Concerning Channel Ridge Rogers tower	27
	For Information	
9.5	D. Cran to LTC - Dated 11 March 2023 - Concerning Channel Ridge Rogers tower	28
	For Information	
9.6	O. McQuat to LTC - Dated 11 March 2023 - Concerning Channel Ridge Rogers tower	29
	For Information	
9.7	J. McKenzie to LTC - Dated 12 March 2023 - Concerning Channel Ridge	31

Rogers tower

For Information

9.8	C. Anderson to LTC - Dated 13 March 2023 - Concerning Channel Ridge Rogers tower	60
	For Information	
9.9	D. Pattison to LTC - Dated 13 March 2023 - Concerning Channel Ridge Rogers tower	62
	For Information	
9.10	S. Lin & N. Gray to LTC - Dated 14 March 2023 - Concerning Channel Ridge Rogers tower	64
	For Information	
9.11	J. Clark to LTC - Dated 16 March 2023 - Concerning Channel Ridge Rogers tower	65
	For Information	
9.12	J. Clark to LTC - Dated 16 March 2023 - Concerning Channel Ridge Rogers tower	74
	For Information	
9.13	D. Pattison to LTC - Dated 20 March 2023 - Concerning Channel Ridge Rogers tower	82
	For Information	
9.14	LTC Chair to ISED - Dated 23 March 2023 - Concerning Channel Ridge Rogers tower	86
	For Information	
9.15	D. Pattison to LTC - Dated 24 March 2023 - Concerning Channel Ridge Rogers tower	90
	For Information	
9.16	M. Forde to LTC - Dated 24 March 2023 - Concerning Channel Ridge Rogers tower	91
	For Information	
9.17	O. McQuat to LTC - Dated 24 March 2023 - Concerning Channel Ridge Rogers tower	92
	For Information	
9.18	P. Pattison to LTC - Dated 24 March 2023 - Concerning Channel Ridge Rogers tower	93
	For Information	

9.19	W. Kalman to LTC - Dated 24 March 2023 - Concerning Channel Ridge Rogers tower	94
	For Information	
9.20	CREST to LTC - Dated 27 March 2023 - Concerning Channel Ridge Rogers tower	95
	For Information	
9.21	N. Lyonns to LTC - Dated 29 March 2023 - Concerning Channel Ridge Rogers tower	100
	For Information	
9.22	O. McOuat to LTC - Dated 29 March 2023 - Concerning Channel Ridge Rogers tower	101
	For Information	
9.23	J. Clark to LTC - Dated 2 April 2023 - Concerning Channel Ridge Rogers tower	108
	For Information	
9.24	LTC RPM to ISSED - Dated 4 April 2023 - Concerning Channel Ridge Rogers tower	110
	For Information	
9.25	LTC RPM to ISSED - Dated 5 April 2023 - Concerning Channel Ridge Rogers Tower	112
	For Information	
9.26	ISSED to SS LTC - Dated 5 April 2023 - Concerning Channel Ridge Rogers Tower	116
	For Information	
10.	BUSINESS ARISING FROM MINUTES	10:40 AM - 11:30 AM
10.1	Follow-Up Action List	120
	Report dated April 2023	
10.2	Bylaw Enforcement Report	133
	Staff Report	
11.	COMMUNITY INFORMATION MEETING - None	
12.	PUBLIC HEARING - None	
	<u>.....BREAK UNTIL 12:00 NOON.....</u>	

13.	APPLICATIONS AND REFERRALS	12:00 PM - 12:30 PM	
13.1	SS-LCB-2023.1 - J. Chouinard - 109 McPhillips Ave, SSI		135
	Staff Report		
14.	LOCAL TRUST COMMITTEE PROJECTS	12:30 PM - 2:30 PM	
14.1	Bylaw 530 - Accessory Dwelling Units		149
	Staff Report		
14.2	Ganges Village Planning		189
	Staff Report		
15.	NEW BUSINESS - None		
16.	REPORTS	2:30 PM - 2:40 PM	
16.1	Policy and Standing Resolutions List		269
	For Information		
16.2	Future Projects Report		280
	Report dated April 2023		
16.3	Active Projects List		283
	Report dated April 2023		
16.4	Applications with Status Report		288
	Report dated April 2023		
16.5	Expense Report		302
	Report dated February 2023		
16.6	Islands Trust Conservancy Board Report - None		
16.7	Salt Spring Island Watershed Protection Alliance (SSIWPA) Coordinator's Report - None		
17.	CLOSED MEETING - None		
18.	UPCOMING MEETINGS		
	The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled for 9:30 a.m. on May 18, 2023 at the 64 Learning Hub, 122 Rainbow Road, Salt Spring Island.		
19.	ADJOURNMENT		

Integrated Housing Framework for Salt Spring Island

EXECUTIVE SUMMARY

We are alarmed by the critical lack of housing options in our community for working class and vulnerable residents. The unhindered development of larger resource-intensive single-family homes is having multiple adverse impacts on our island.



Deforestation and soil erosion, loss of green space and wildlife corridors, stressed freshwater resources, increased vehicle trips and greenhouse gas emissions, the prevalence of unregulated housing, and the destabilizing of our island economy and social fabric are some of the existing impacts we anticipate will worsen without proactive, coordinated intervention and persistent leadership on housing.

Publication of our Integrated Housing Framework, and dialogue with key stakeholders is the first step in what we hope will be an ongoing and inclusive discussion about addressing a key challenge that is eating away at the core of our community well-being.

Countless reports have been written on housing needs and housing strategies, however none of them has sufficiently stepped out of their organizational silos to consider the big picture, or to examine the complexities of inter-agency cooperation and problem-solving. Our framework pulls together and articulates the various threads of responsibility, and advocates for housing solutions that have been implemented with success in other rural communities.

We are interested in solutions that have been shown to minimize environmental impacts and GHG emissions, maximize forest and farmland preservation, make efficient use of existing infrastructure and resources, and improve the diversity, availability, and affordability of long-term homes for local community members.

We are providing recommendations for a housing framework that increases long-term housing options through a combination of local strategic actions. Instead of being an exhaustive list of all possible solutions, we have focused on areas where local leadership is necessary and possible.

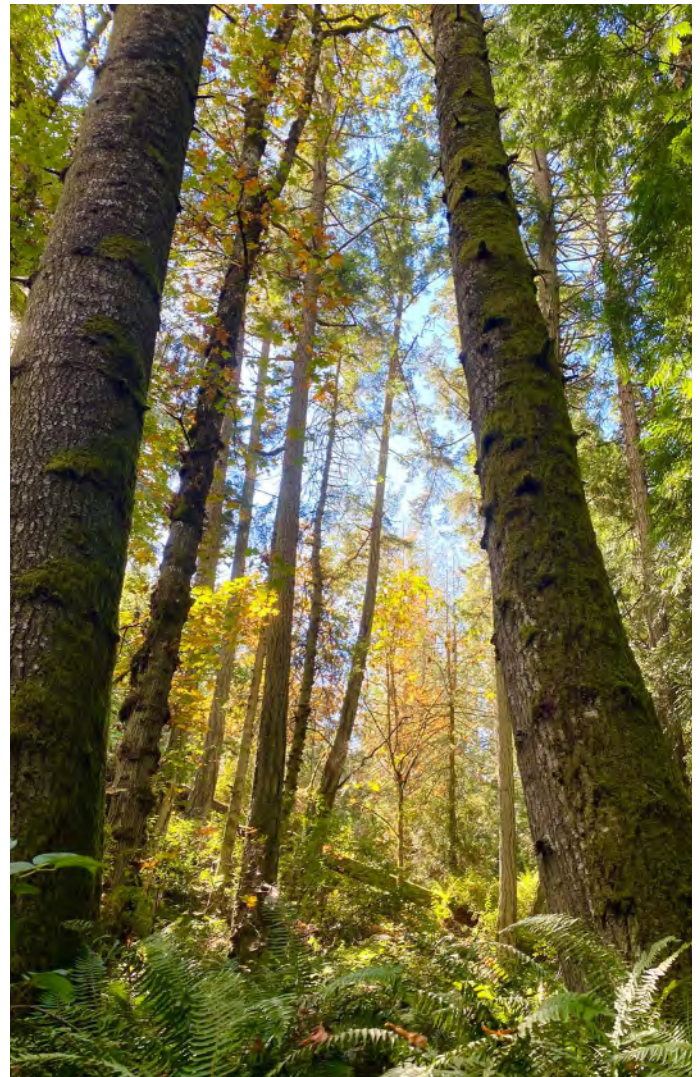
We envision a resilient Salt Spring Island community that works together to equitably care for the ecology and the community as one.

THE FRAMEWORK HAS FIVE KEY STRATEGIES

- Strategy 1:** Coordinated and Properly Resourced Local Approach to Housing
- Strategy 2:** Effective Public Education, Engagement, and Dialogue on Housing
- Strategy 3:** Preservation of Rural Areas and Nature Space through Clustered Housing
- Strategy 4:** Ready Ganges Village for More Housing
- Strategy 5:** Accessory Dwellings for Housing, in the Right Places

Our strategies begin to address the environmental, economic, and social issues integral to housing solutions by:

- Being achievable within the existing local, regional, and provincial regulatory context
- Supporting smaller scale housing types that are known to have less adverse impacts on the natural environment than typical single-family development
- Supporting efficient use of land, water services and infrastructure
- Not requiring large-scale land clearing of existing forests or harm to sensitive ecosystems
- Being financially viable to develop and operate
- Improving the availability and/or affordability of long-term housing options for a range of household types (single person, couples, families with children, etc.) and incomes
- Being compatible with and/or enhancing island community characteristics, such as self-sufficiency, interdependence, neighbourliness, and low-impact living
- Supporting increased uptake of transit and/or active transportation



Who has responsibility and who are the essential partners in each strategy

STRATEGY 1	Coordinated and Properly Resourced Local Approach to Housing
Responsibility	Capital Regional District (CRD)
Essential Partners	SSI Local Trust Committee (SSI LTC), Local First Nations, Local Non-Profit Housing Organizations, North Salt Spring Waterworks District (NSSWD), Island Health, BC Housing
STRATEGY 2	Effective Public Education, Engagement, and Dialogue on Housing
Responsibility	Islands Trust, CRD and NSSWD
Essential Partners	Salt Spring Residents of all demographics, Salt Spring Businesses, Local Indigenous Elders, Interested Community Groups, Professional External Communications & Engagement Advisors
STRATEGY 3	Preservation of Rural Areas & Nature Space through Clustered Housing
Responsibility	Islands Trust, CRD, NSSWD, Conservancies, Land Trusts and Interested Organizations
Essential Partners	SSI LTC, SSI Water Protection Alliance (SSIWPA), Local First Nations, NSSWD, and Other Relevant Water Systems, SSI Conservancy, Islands Trust Conservancy, SSI Farmland Trust
STRATEGY 4	Readying Ganges Village For More Housing
Responsibility	CRD, Islands Trust, NSSWD, Ministry of Transportation & Infrastructure (MOTI), Agricultural Land Commission (ALC), Community Groups
Essential Partners	SSI LTC, Local First Nations, Provincial Government
STRATEGY 5	Accessory Dwellings for Housing, in the Right Places
Responsibility	Islands Trust, CRD, SSIWPA, NSSWD
Essential Partners	Private Property Owners



Salt Spring Island Local Trust Committee Minutes of Regular Meeting

Date: Thursday, March 16, 2023

Location: SD64 Learning Hub
122 Rainbow Road, Salt Spring Island

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

Staff Present: Chris Hutton, Regional Planning Manager (RPM)
Stefan Cermak, Director of Planning Services
Louisa Garbo, Island Planner (Zoom)
Charly Caproff, Planner 1
Rob Pingle, Planning Team Assistant
Jennifer Baddeley, Administrative Assistant
Sarah Shugar, Recorder

Others Present: Gary Holman, Capital Regional District (CRD) Salt Spring Island Electoral Area Director
Approximately 13 members of the public

These minutes follow the order of the agenda although the sequence may have varied. The electronic meeting was live streamed, recorded, and made available for electronic public attendance.

1. CALL TO ORDER

Chair Peterson called the meeting to order at 9:33 a.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 treaty and traditional territory.

2. APPROVAL OF AGENDA

The following additional item was presented for inclusion in the agenda:

8.3 LTC Projects Next Steps

By general consent, the agenda was adopted as amended.

3. PREVIOUS MEETINGS

3.1 Draft Minutes of the Salt Spring Island Local Trust Committee

3.1.1 Draft Minutes of the February 9, 2023 SS LTC Regular Meeting

The following items were presented for consideration:

- Item 4.1 Replace “A Trustee spoke to the following items status are noted as complete although the materials are not completed: Proposed Bylaw No. 526 - Farmworker Housing, Proposed Bylaw No. 530 - Accessory Dwelling Units, Proposed Bylaw No. 530 - Accessory Dwelling Units 6 Salt Spring Island Local Trust Committee Minutes DRAFT 3 February 9, 2023 Proposed Bylaw No. 530 - Accessory Dwelling Units Proposed Bylaw No. 530 - Accessory Dwelling Units Proposed Bylaw No. 530 - Accessory Dwelling Units.” with “A Trustee noted the following items status are noted as complete although the materials are not completed: Proposed Bylaw No. 526 - Farmworker Housing and Proposed Bylaw No. 530 - Accessory Dwelling Units.”
- Item 16.1. Add a third bullet: “This recent consideration was to consider a drawing that had been required although the permit had already been approved.”
- Item 10. Replace MLA Adam Olsen and the Rural Island Economic Partnership will host a Rural Island Housing Panel and action lab in April 2023. The Rural Island Housing Panel will consist of representatives from organizations that have successfully built housing projects. They will share their successes and frustrations and end with recommending what needs to change at the various levels of government to facilitate housing on rural islands.” with “The Rural Island Economic Partnership will host a Rural Island Housing Panel and action lab in April 2023. The Rural Island Housing Panel will consist of representatives from organizations that have successfully built housing projects. They will share their successes and frustrations and end with recommending what needs to change at the various levels of government to facilitate housing on rural islands.”

3.1.2 Draft Minutes of the January 26, 2023 SS LTC Special Meeting

By general consent, the minutes of January 26, 2023 Salt Spring Island Local Trust Committee Special meeting were adopted.

3.3 Resolutions Without Meeting Report - None

3.4 Minutes of the Advisory Planning Commissions – None

3.5 Salt Spring Island Local Trust Committee Public Hearing Record – None

4. BUSINESS ARISING FROM MINUTES

4.1. Follow Up Action List dated March 2023

The report was received.

5. COMMUNITY INFORMATION MEETING – None

6. PUBLIC HEARING – None

7. REPORTS

7.1 Policy and Standing Resolutions List

The report was received.

7.2 Active Projects Report dated March 2023

The report was received.

7.3 Future Projects Report dated March 2023

The report was received.

7.4 Applications with Status Report dated March 2023

The report was received.

7.5 Expense Report

7.5.1 Report dated December 2022

The report was received.

7.5.2 Report dated January 2023

The report was received.

7.6 Islands Trust Conservancy Board Report February 2023

The report was received.

7.7 Salt Spring Island Watershed Protection Alliance (SSIWPA) Coordinator's Report January 2023 - None

8. LOCAL TRUST COMMITTEE PROJECTS

8.1 Proposed Bylaw No. 530 - Accessory Dwelling Units

Planner Garbo spoke to the Proposed Bylaw No. 530 – the Accessory Dwelling Units project.

In discussion the following items were noted:

- There was a question regarding what tools are available to limit the number of accessory dwellings that could result from draft Bylaw 530. RPM Hutton reported the LTC does not have a tool such as licensing to set a limit.
- A Trustee advised the objective of the project was to find landlords and give them a path forward for legal options to provide rental housing and to provide options for existing illegal housing to become legal housing.
- It was noted the LTC held one Community Information Meeting on Zoom and there are many levels of misinformation in the community regarding draft Bylaw 530. Trustees expressed support for public engagement. It will be important to address minimizing environmental concerns such as additional driveways and minimizing building footprint.
- Staff asked for clarification on public engagement. A Trustee suggested staff provide communications materials as soon as possible to let the public know what the LTC is considering.
- Planner Garbo advised First Nations expressed concerns that draft Bylaw 530 was too broad and lacked analysis.
- It was noted in September 2022, the LTC requested staff to provide an analysis of available tools to provide housing that would include “what works and what doesn't work”.
- Staff will bring back an analysis of the September 6, 2022 LTC Resolutions regarding Bylaw 530 for consideration at the next LTC meeting. This analysis will help the LTC to decide whether the draft bylaw needs to be revised.

8.2 Discussion on Opportunities for Workforce Housing

Planner Garbo presented a memorandum dated March 3, 2023 to identify potential Official Community Plan policy sections to be considered, both directly and indirectly affecting affordable housing policies that support additional housing options on the Salt Spring Island.

In discussion the following items were noted:

- A Trustee advised the existing housing stock is servicing a narrow percentage of society.
- Concern was expressed that there are no controls on the upper end of the housing market. Construction of high-end market housing is booming and rental housing is being replaced by high-end market housing.
- A Trustee advised workforce ownership housing is needed for families to afford to live on Salt Spring Island and that one way to achieve this would be added zoning that would facilitate workforce ownership housing that would be managed by a housing authority.
- The Regional Planning Committee is working on updating an LTC housing tool kit and is expected in May 2023.
- The Canada Housing and Mortgage Corporation (CMHC) Housing Supply Challenge Report for the Southern Gulf Islands is an additional resource on this topic.

8.3 LTC Projects Next Steps

There was discussion regarding the Ganges Village Project and OCP/LUB Review project and the following items were noted:

- Staff reported the OCP/LUB Review project budget was reduced and the scope of the project needs to be revised.
- A Trustee noted the project charters are important to ensure that staff and the LTC are in alignment and the LTC would like sufficient time to review draft project charters.
- Staff advised the LTC has a Special Meeting scheduled on April 28, 2023 for a Strategic Planning Session.
- Staff will provide draft project charters for the Ganges Village Project and OCP/LUB Review project to the next meeting.

The meeting recessed at 11:15 a.m. for a lunch break and reconvened at 12:02 p.m.

9. TRUSTEE REPORTS

Trustee Patrick presented the following report:

- Attended a Financial Planning Committee meeting regarding the 2023/24 draft budget. Trust Council approved the 2023/24 budget;
- Trustee Patrick has been appointed to a Financial Planning Committee Working Group to develop a multi-year corporate plan;
- Attended BC Gentle Density Network Infill Housing webinar. A Land Development Economics for Gentle Density Development webinar will be held on March 29, 2023.
- Attended a Saanich Inlet Roundtable meeting;
- Attended a Salt Spring Transition Wildfire Resiliency Management workshop on February 27, 2023 regarding forest practices to improve the health of forests and reduce wildfire risk;
- Attended a Salt Spring Island Agriculture Alliance Annual General Meeting and food security workshop. Trustee Patrick advised the LTC met with the agriculture community on a quarterly basis last term and expressed support to continue to meet regularly;
- Attended Trust Council in Nanaimo on March 7-9, 2023;
- Attended a Sothorn Gulf Islands Forum meeting at MLA Adam Olsen's office;
- The Rural Island Economic Partnership is hosting a housing forum, April 25-27, 2023 on Gabriola Island. Trustee Patrick will host a panel discussion regarding lessons learned and what needs to change to facilitate housing on the Southern Gulf Islands.

Trustee Harris reported he attended Trust Council in Nanaimo on March 7-9, 2023 and noted Trust Council rescinded the request for tree cutting authority. Trustee Harris toured Ganges Harbour this week and noted serious concerns in the harbour that need to be addressed.

10. CHAIR'S REPORT

Chair Peterson presented the following report:

- Attended a Galiano Island Local Trust Committee meeting;
- Attended Trust Council in Nanaimo on March 7-9, 2023. Highlights included approval of the 2023/24 budget, Trust Council will seek a third party independent review of bylaw enforcement practices; Trust Council appointed a representative to the Department of Fisheries and Oceans

(DFO) Aquaculture Advisory Committee, and the Islands Trust Policy Statement Amendment project was advanced with a reduced budget that includes a 6-month public engagement process.

10. CRD DIRECTOR'S REPORT

CRD Director Holman presented the following report:

- The CRD Board has approved the 2023 budget that includes a 5.6% increase to the Salt Spring Island Electoral Area tax base;
- BC Transit has increased fees and Salt Spring Island is receiving replacement buses in April 2023;
- The Province announced a Growing Communities Fund for Regional Districts, similar to gas tax funding to address the demands of infrastructure needs;
- BC Housing is hosting a Drake Road supportive housing project open house event on March 16, 2023 at 4:00 p.m. at the Lions Hall;
- The Ganges Harbourwalk Request for Proposals (RFP) has been issued for detailed designs for the Harbourwalk project;
- Director Holman continues to work with the Dragonfly Affordable Housing project regarding development of a CRD water utility for the project;
- The Nature Conservancy of Canada completed fundraising for the acquisition of a 400-acre property on Reginald Hill;
- The CRD is seeking public input as part of a twenty-year master plan for Portlock Park. The Salt Spring Island Parks and Recreation Commission is looking into moving the Portlock Park tennis courts to the Rainbow Road Indoor Pool property and reconfiguring the Portlock Park track to make room for baseball fields;
- The Local Community Commission (LCC) election will be held on May 27, 2023.

12. CORRESPONDENCE

12.1 R. Tarasoff to LTC - Dated February 9, 2023 - Concerning funding for SSIWPA

The correspondence item was received.

12.2 F. Attorp to MOTI - Dated March 3, 2023 - Concerning the Vortex Tourism Resort

The correspondence item was received.

12.3 SS LTC to Rogers - Dated February 14, 2023 - Concerning the letter sent to Rogers - CREST on behalf of Chair Peterson

The correspondence item was received.

12.4 Rogers to LTC - Dated February 27, 2023 - Concerning Rogers' response to the letter sent on February 14, 2023

The correspondence item was received.

12.5 J. Clark to LTC - Dated March 7, 2023 - Concerning current work being conducted at the Rogers-CREST Channel Ridge Tower site

The correspondence item was received.

12.6 O. McOuat to LTC - Dated March 7, 2023 - Concerning current work being conducted at the Rogers-CREST Channel Ridge Tower Site

The correspondence item was received.

12.7 A. Schoen to LTC - Dated March 8, 2023 - Concerning current work being conducted at the Rogers-CREST Channel Ridge Tower Site

The correspondence item was received.

12.8 D. Miller to LTC - Dated March 8, 2023 - Concerning current work being conducted at the Rogers-CREST Channel Ridge Tower Site

The correspondence item was received.

12.9 D. Pattison to LTC - Dated March 8, 2023 - Concerning current work being conducted at the Rogers-CREST Channel Ridge Tower Site

The correspondence item was received.

12.10 D. Wilson to LTC - Dated March 8, 2023 - Concerning current work being conducted at the Rogers-CREST Channel Ridge Tower Site

The correspondence item was received.

12.11 Rogers to RPM Hutton - Dated March 8, 2023 - Concerning current work being conducted at the Rogers-CREST Channel Ridge Tower Site

The correspondence item was received.

13. DELEGATIONS

13.1 M. Leichter - concerning next steps for Ganges planning

Maxine Leichter spoke to her delegation letter dated March 16, 2023 regarding next steps for Ganges Planning.

13.2 Island Pathways - concerning provincial funding for the Salish Sea Trail Network

Robin Jenkinson reported Islands Trust has received a \$25,000 BC Active Transportation Grant for the Salish Sea Trail Network project and requires an agreement with Island Pathways. It was noted this would be considered at item 16.1.2.

14. TOWN HALL AND QUESTIONS

Chair Peterson opened the Town Hall at 12:25 p.m.

Oona McOuat spoke on behalf of Let's Connect Salt Spring concerning the proposed Rogers Telecommunication Tower at Channel Ridge. O. McOuat thanked Chair Peterson for his letter to Rogers Communications, thanked Trustee Patrick for her support and expressed concerns regarding recent activity at the Channel Ridge site.

Julian Clark spoke on behalf of the Concerned Residents of Canvasback Place concerning the proposed Rogers Telecommunication Tower at Channel Ridge. J. Clark thanked Chair Peterson for the recent letter sent to Rogers Communications, expressed concerns regarding recent activity at the Channel Ridge site and asked the LTC to move forward with a legal injunction. J. Clarke circulated the following documents to the LTC: a template letter addressed to Rogers Telecommunications dated March 16, 2023; a template letter addressed to ISED regarding Rogers Tower Proposal on Channel Ridge; and a template letter addressed to Onni Group. J. Clarke presented a template letter to CRD Director Holman that is addressed to Onni Group.

SS-2023-20

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request staff to report back on options to respond to the Rogers CREST decision to continue with development activities on the Channel Ridge site despite the LTC rescindment of the concurrence decision and in light of the public request for an injunction, including legal advice as necessary.

CARRIED

Item 16.1.2 - BC Active Transportation Grant was considered following the Town Hall portion of the meeting.

15. APPLICATIONS AND REFERRALS

15.1. SS-CL-2022.3 - S. Horsburgh, Bayshore Planning - Saanich Inlet

Planner Caproff presented a staff report dated regarding March 3, 2023 regarding a referral request for a Commercial General Use Crown Lease in Cowichan Bay.

SS-2023-21

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee receive the referral request for a Commercial General Use Crown Lease application (Referral No. 150628182 - 004), and direct staff to respond to the referral, indicating that the interests of the Islands Trust are unaffected by this application.

CARRIED

16. OTHER BUSINESS

16.1 New Business

16.1.1 Galiano Island Local Trust Committee Referral of Draft Bylaw Nos. 283 and 284

A bylaw referral form dated February 7, 2023 regarding Galiano Island Local Trust Committee Referral of Draft Bylaws No. 283 and 284 was presented.

SS-2023-22

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee respond to the Galiano Island Local Trust Committee Referral of Draft Bylaws No. 283 and 284 that interests are unaffected although note that the LTC suggest consideration of exempting Wildfire Resiliency Forest Management Plans.

CARRIED

16.1.2 BC Active Transportation Grant

RPM Hutton presented a staff report dated March 8, 2023 regarding background information, analysis, and recommendations regarding how to proceed with support for a successful application to the BC Active Transportation Grant.

SS-2023-23

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee supports community efforts to complete the Salt Spring Island segment of the Salish Sea Trail, and endorses Island Pathways' application to the BC Active Transportation Grants Network Planning stream to match funds from the recently successful Federal Active Transportation Network Planning Grant to a maximum of \$25,000, provided that Islands Trust is named as the eligible recipient for the grant.

CARRIED

SS-2023-24

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee direct that staff will not disburse grant funds to Islands Pathways until Island Pathways enters into a service contract for a maximum of \$25,000 to prepare a Salish Sea Trail Network Plan. Details of the contract will require clearer articulation of the services to be provided, including:

- a. Provision of a project charter indicating:
 - i. The purpose, goal, deliverables, schedule and budget of the project.
 - ii. An engagement strategy with the public and other government stakeholders
 - iii. A strategy to engage the 13 First Nations on whose traditional and Treaty territory the project lies.
- b. Assurance that no invoice will be paid from the Islands Trust until Island Pathways has submitted satisfactory reporting to the BC Active Transportation Grants to enable compensatory disbursement.

CARRIED

16.1.3 Draft Bylaw No. 535 - Freedom of Information and Protection of Privacy Bylaw

RPM Hutton presented a Request for Decision dated March 6, 2023 regarding the new Freedom of Information and Protection of Privacy Bylaw and Model Bylaw to bring the bylaws in line with updated legislation.

SS-2023-25

It was MOVED and SECONDED,

That Salt Spring Island Local Trust Committee Bylaw No. 535, cited as "Salt Spring Island Local Trust Committee Freedom of Information and Protection of Privacy Bylaw No. 535, 2023" be given first, second and third reading.

CARRIED

SS-2023-26

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee Bylaw No. 535, cited as "Salt Spring Island Local Trust Committee Freedom of Information and Protection of Privacy Bylaw No. 535, 2023" be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

CARRIED

16.2 Special Meetings - Conducting Additional Meetings/Times

RPM Hutton presented a staff report dated March 9, 2023 regarding the availability of resources and options to allow the Salt Spring Island Local Trust Committee to conduct additional meetings or meeting in the evenings to allow for greater public input.

SS-2023-27

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request staff to organize future Salt Spring Island Local Trust Committee Regular Business Agendas to place the town hall and delegation items at the beginning of the agenda, following the call to order; and remove the public hearing and community information meeting items to a separate agenda, as necessary to commence in the afternoon on the same day as the Regular Meeting, when needed.

CARRIED

SS-2023-28

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request staff to work with the Chair to determine time and location to schedule four special meetings in the evenings to conduct town hall community information meetings in 2023.

CARRIED

17. CLOSED MEETING – None

18. UPCOMING MEETINGS

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled for 9:30 a.m. on April 13, 2023 at the SD64 Learning Hub, 122 Rainbow Road. Please see the meeting calendar on the Islands Trust website at www.islandstrust.bc.ca for current meeting information and location.

19. ADJOURNMENT

By general consent the meeting adjourned at 1:40 p.m.

Timothy Peterson, Chair

CERTIFIED CORRECT:

Sarah Shugar, Recorder

Salt Spring Island

Resolutions Without Meetings Log

Resolution Number	Action	Date
2023-003	Carried	03-Apr-2023
That the Salt Spring Island Local Trust Committee request staff to file an Impasse with the Minister of Innovation, Science and Economic Development Canada regarding the rescission of concurrence for the Rogers tower proposal on Channel Ridge.		
2023-002	Carried	21-Mar-2023
That the Salt Spring Island Local Trust Committee request a letter from the Chair to Innovation, Science and Economic Development Canada confirming the reasons for the rescindment of 22 March 2022.		



1-500 Lower Ganges Road, Salt Spring Island, BC V8K 2N8

Telephone: **250-537-9114**

Fax: 250-537-9116

Toll Free via Enquiry BC in Vancouver: 604-660-2421

Elsewhere in British Columbia: **1-800-663-7867**

Email: ssiinfo@islandstrust.bc.ca

Website: www.islandstrust.bc.ca

March 10, 2023

File No: 3026-01-30

via email: chairperson@giels.org

Jennifer Lannan

Gulf Islands Early Learning Society Chair

Re: Letter of Support for Property Tax Exemption

To Whom It May Concern,

The Salt Spring Island Local Trust Committee supports the work done by the Gulf Islands Early Learning Society and would like to provide this letter of support to the organization. Please see the resolution below:

SS-2023-15

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee provide a letter from the Chair in support of Gulf Islands Early Learning Society BC property tax assessment appeal.

CARRIED

Yours sincerely,

Timothy Peterson

Salt Spring Island Local Trust Committee Chair

cc: Salt Spring Island Local Trust Committee

Islands Trust Executive Committee

Islands Trust website

Preserving **island** communities, culture and environment

Bowen Denman Hornby Gabriola Galiano Gambier Lasqueti Mayne North Pender Salt Spring Saturna South Pender Thetis

From: Laura Patrick <lpatrick@islandstrust.bc.ca>

Sent: Tuesday, March 14, 2023 12:37 PM

To: John Speirs <[REDACTED]>

Cc: Jamie Harris <jharris@islandstrust.bc.ca>; information <information@islandstrust.bc.ca>; Chris Hutton <chutton@islandstrust.bc.ca>; Warren Dingman <wdingman@islandstrust.bc.ca>; DFO.ORR-ONS.MPO@dfo-mpo.gc.ca

Subject: Re: Beachside debacle

John,

I am not an expert, but I would consider this to look like the discharge of deleterious substances into fish habitat, a potential violation of the Fisheries Act.

I have copied Islands Trust staff who I hope can assist in reporting this to the appropriate authorities (I copied DFO).

Laura

On Mar 14, 2023, at 10:17 AM, John Speirs <[REDACTED]> wrote:

Hi Laura and Jamie, I hope all is well with you. I just wanted to bring to your attention a situation that I observed and which has the community up in arms.

The boat "Toe me/Pirate" a derelict sailboat has been intentionally grounded on the beachside beach near the propane site/gasoline alley. Several people have taken over a dock and were observed pouring cement on the dock presumably to try to make a homemade mooring bouy. Several propane canisters, several leaking lead acid batteries, and other debris are littered in the tidal zone. This area is used as a makeshift toilet by these folks. Urine and feces are on the rocks in the tidal zone.

I understand the local Trust office as well as environment BC were contacted but no action was taken. I tried to call the CRD this morning but was not able to contact anyone. I will reach out to the bylaw enforcement later today. Do you have any other suggestions? Can this be added to the trust meeting in the correspondence section?

I have attached pictures from yesterday.

This situation is directly polluting the harbour and the foreshore; given the mandate of the Islands Trust to "preserve and protect" the environment the trust needs to take the lead on preventing this type of activity. Please let me know your thoughts and suggestions to move forward.

Regards,

J Speirs









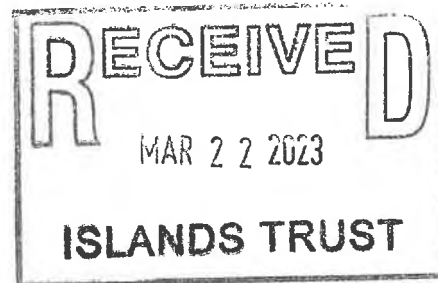
March 15, 2023

SaltSpring Island Botanimed Inc.
186 Atkins Rd.,
SaltSpring Island, B.C. V8K 2R5.

Islands Trust
SaltSpring Island Office
1-500 Lower Ganges Rd
SaltSpring Island, B.C, V8K 2N8

Attn; Trustees Laura Patrick and Jamie Harris

Re: SaltSpring Island Botanimed Inc. licensing



Dear Laura and Jamie,

The purpose of this letter is to notify you that our facility located at 186 Atkins Rd. has today applied for an amendment to our license from Health Canada under the Cannabis Act and its Regulations, to change from standard cultivation and processing to a micro cultivation and processing license. This standard cultivation and processing license is identified as LIC-LKN32QVSCD-2019.

Once our facility is completed, we would like to host a tour and information session for you and your staff. We will get in touch as we near completion. In the meantime, if we can answer any questions or provide you with any information, please do not hesitate to contact us. Our facility phone number is 250-537-0816 and I can be reached at any time on my cell (number [REDACTED]).

We would appreciate an acknowledgement that you have received this letter.

Thank you for your service.

[REDACTED]
Chris Schmah
President and Senior Responsible Person in Charge.

From: Julia Mckenzie <[REDACTED]>
Sent: Thursday, March 9, 2023 4:12 PM
To: SSInfo
Subject: Channel Ridge Rogers tower

Follow Up Flag: Follow up
Flag Status: Flagged

Please be advised that my family and myself, [REDACTED] are totally opposed to this tower going ahead.

Sincerely
Julia

Sent from [Mail](#) for Windows

From: Chris <[REDACTED]>
Sent: Saturday, March 11, 2023 12:27 PM
To: Timothy Peterson; Jamie Harris; Laura Patrick
Cc: SSIInfo; directorssi@crd.bc.ca
Subject: Channel Ridge Rogers tower-NO

To the Island Trustees,

I am thanking the LTC for the action they have taken about the Rogers proposed cell tower in rescinding them from going ahead and am now asking them to take legal action to stop Rogers - before the Channel Ridge tower is built, up and running. This is a timely matter as there seems to be new activity around the site. Please do this promptly.

Deborah Cran
[REDACTED]
[REDACTED]

From: Oona McOuat <[REDACTED]>
Sent: Saturday, March 11, 2023 5:57 PM
To: Jamie Harris; Timothy Peterson; Laura Patrick
Cc: SSIInfo; Directorssi
Subject: Thank You & a Change in Circumstance

Dear Laura, Jamie, Timothy & Gary,

A quick note to thank you for the very detailed and frankly wonderful letter written to Rogers by Chair Peterson on February 14th, (pages 101-105 of the March 16th, 2023 SS LTC Agenda Package), which I read last night.

Looking at the 8-word response sent by Mike Krenz to Islands Trust Regional Planning Manager Chris Hutton's question about last week's developments at the Canvasback site, it appears that Rogers is using the May 2022 letter written by Ken Pugente of ISED (pages 124 and 125 of the March 16th Agenda Package) to justify moving forward with the tower at this site.

At the risk of repeating myself (Laura and Gary have heard this before, perhaps it is news to Jamie & Tim :):

1. Proponents must adhere to the antenna siting guidelines contained in ISED's tower siting "bible", CPC-2-0-03, including contacting the LUA to determine local requirements regarding antenna systems.
2. ISED "encourages LUAs to develop local protocols to manage the process of identifying their own concerns, as well as those of the public they represent, regarding antenna system modifications or installations."
<https://ised-isde.canada.ca/site/spectrum-management-telecommunications/en/official-publications/information/guide-assist-land-use-authorities-developing-antenna-system-siting-protocols>
3. If ISED holds to the statement made in Pugente's May 2022 letter that the antenna siting protocol adopted by the SSI LTC in November 2021 could not be retroactively applied to this application, then - the antenna siting policy that was in place at the time of this application should have been followed. (The Cellular Antenna Procedural Guideline, approved by resolution by the SS LTC on April 26, 2001.)
4. Regardless of which of the two protocols should have been used and followed in this siting - (the 2001 or the 2021), neither of them were.

I believe the information above needs to be clearly communicated to Ken Pugente of ISED.

Without doubt, the SS LTC's July 2021 letter of concurrence was not reflective of our local policy or concerns, which signifies a substantial change in circumstance from when the tower application was initially received, processed and approved,

All the Best,

Oona McOuat

Oona McOuat



The information contained in this e-mail is intended only for the individual or entity to whom it is addressed. Its contents (including any attachments) are confidential and may contain privileged information. If you are not an intended recipient you must not use, disclose, disseminate, copy or print its contents. If you receive this e-mail in error, please notify the sender by reply e-mail and delete and destroy the message.

From: Julia McKenzie <[REDACTED]>
Sent: Sunday, March 12, 2023 4:17 PM
To: SSInfo; Laura Patrick; Jamie Harris; Timothy Peterson;
directorssi@crd.bc.ca
Subject: Concerning Rogers developments

Follow Up Flag: Follow up
Flag Status: Flagged

Hi again,
Please Review:

<https://www.sd69.bc.ca/Board/BoardMeetingAgendasMinutes/layouts/15/download.aspx?SourceUrl=/Board%2FBoardMeetingAgendasMinutes%2FReports+to+the+Board%2F2021-2022%2F2021.09.28+Canadians+for+Safe+Technology+Presentation.pptx>

<https://www.sd69.bc.ca/Board/BoardMeetingAgendasMinutes/layouts/15/download.aspx?SourceUrl=/Board%2FBoardMeetingAgendasMinutes%2FReports+to+the+Board%2F2021-2022%2F2021.09.28+Canadians+for+Safe+Technology+Presentation.pptx>

Thank you,
Have a nice day.

Mckenzie

Sent from my iPhone

Sent from my iPhone

Qualicum School District

Board Trustees

Frank Clegg
Chairman and CEO
Canadians for Safe Technology

Sept. 28, 2021



Bio and Organization's Focus

President of Microsoft Canada – Most recent position

- 40+ years in the technology industry
- Focused on children's internet safety since 2004



C4ST: Canadians for Safe Technology (CEO and Chairman)

- Not-for-profit, volunteer-based, national coalition of **parents, citizens and experts**
- To **educate & inform Canadians** – dangers of exposures to radiation from wireless technology
- To work with **all levels of government** to create healthier communities for children and families from coast to coast to coast.



Environmental Health Trust (Co-Chairman Business Advisory Group)

The only nonprofit in the world today that both:

- Carries out research on controllable environmental health hazards, and
- Works directly with local communities, teachers, parents & students as well as policy makers to understand & mitigate these hazards through research, education & advocacy.



Health Effects from wireless radiation

Thousands of peer-reviewed studies have shown that RF radiation affects living organisms at levels well below North America's guidelines.¹

Proven effects include:

- increased cancer risk
- sperm damage and other reproductive harms
- DNA damage
- neurological disorders (Alzheimer's, etc.)
- learning and memory deficits (childhood development)
- cellular stress
- increase in harmful free radicals

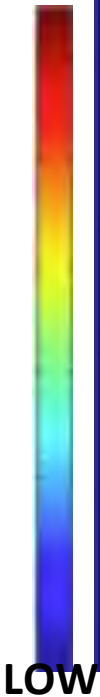
Children Are not “Little Adults”

3 Year Old

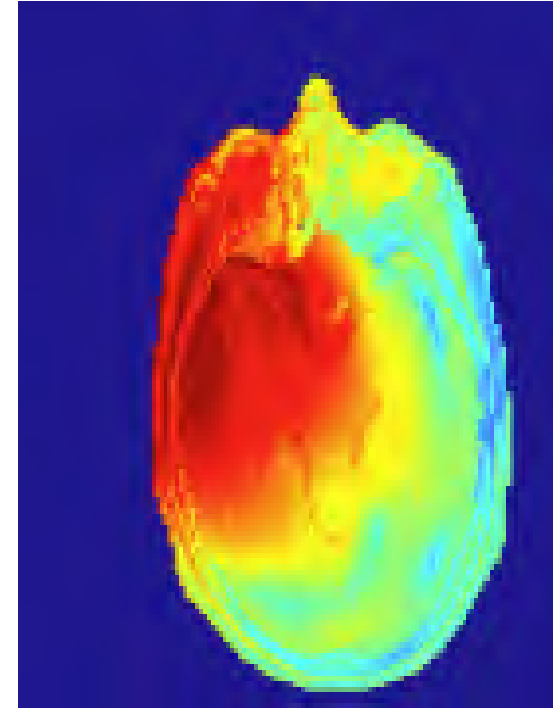
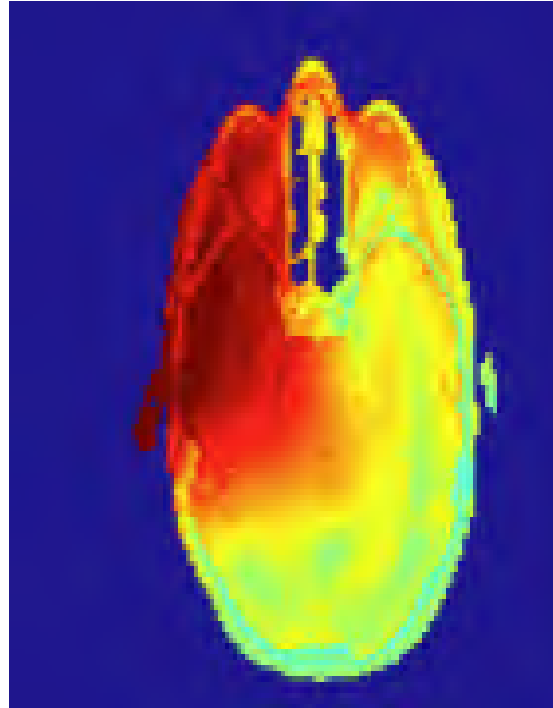
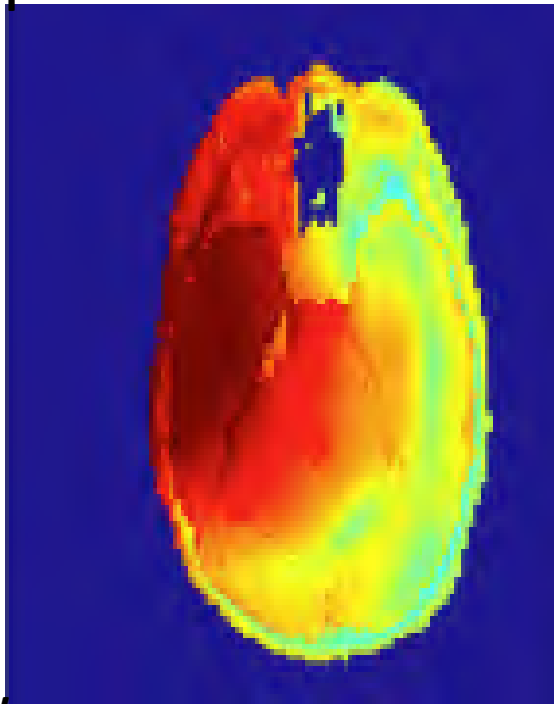
6 Year Old

34 Year Old

HIGH



LOW



Not to scale. Fernandez,, de Salles, Davis (2015)

- Thinner skulls, smaller heads (shorter distance to brain centers)
- Different dielectric properties (higher liquid content)
- Brains are less myelinated and still developing

Legislation and Recommendations to reduce RF exposure

- **In the United States:**
 - **The Collaboration for High-Performance Schools (CHPS)¹**
 - **The New Jersey Educational Association²**
 - **The Maryland Children's Environmental Health and Protection Advisory Council³**
 - **United Educators of San Francisco (UESF)⁴**
 - **New York State Teachers Union (NYSUT)⁵**
- **France⁶, Greece⁷, Italy⁸ and Taiwan⁹**
- **The Ontario English Catholic Teachers Association (OECTA)¹⁰**
- **The Canadian Teachers' Federation^{11,12}**
- **More than 40 Canadian medical doctors and a further 50 international scientists**
- **Over 255 scientists from 44 nations, appealed to the UN, WHO and all member States¹³**

Other Concerns with Wireless 5G

There has been no health safety testing on 5G's long term effects

Wireless 5G will cause more immediate health effects on 3% to 10% of people.

Wireless technologies impact wildlife: birds, pollinators and **plants**.

Climate change and pollution will be considerably impacted by wireless 5G.

Risk to personal and business privacy will increase with 5G wireless networks.

The economic burden of 5G has not been adequately evaluated.

Weather forecast accuracy can be impacted by 5G satellite interference.

North America's Abysmal Track Record

Asbestos

Cigarette smoking

Urea formaldehyde insulation

Lead

Bisphenol-A (BPA)

Thalidomide

Flame retardants

Mercury

Concrete action was not taken until
decades after
the original science showing harm was
peer reviewed and published.

“Health Canada's Food Directorate has concluded that the current dietary exposure to BPA through food packaging uses is not expected to pose a health risk to the general population including newborns and infants” ¹

¹<https://www.canada.ca/en/health-canada/services/food-nutrition/food-safety/packaging-materials/bisphenol.html>

Suggested Actions

- Continue your personal education
- Investigate methods to reduce radiation levels within schools
 - Linbrook School, Oakville, ON
 - *Building science and radiofrequency radiation: What makes smart and healthy buildings*¹
 - Collaborative for High Performance Schools (CHPS)²
 - The New Jersey Educational Association³
 - Maryland Children's Environmental Health and Protection Advisory Council⁴
- All new schools and/or major renovations should rough-in hard wiring throughout
- Educate students, teachers, parents and staff how to provide a safe environment at home to allow for rejuvenation and repair
- Support our concerns with town Councillors re 5G towers and antennas

¹ <https://www.sciencedirect.com/science/article/pii/S0360132319305347?via%3Dihub>

² <https://chps.net/us-chps-criteria>

³ <https://www.njea.org/minimize-health-risks-from-electronic-devices/>

⁴ <https://phpa.health.maryland.gov/OEHFP/EH/Pages/WiFiCEHPAC.aspx>

Appendix

Legislation and Recommendations - references

¹<https://chps.net/us-chps-criteria> (accessed January 18, 2019).

²<https://www.njea.org/minimize-health-risks-from-electronic-devices/> (accessed January 18, 2019).

³<https://phpa.health.maryland.gov/OEHFP/EH/Pages/WiFiCEHPAC.aspx> (accessed January 18, 2019).

⁴<http://www.uesf.org/san-francisco-educators-pass-resolution-calling-for-safer-technology-standards-for-all-san-francisco-schools/>

⁵<https://www.prnewswire.com/news-releases/guidelines-for-safer-use-of-wireless-technology-in-classrooms-published-300054729.html>

⁶<http://www.complianceandrisk.com/france-publishes-law-on-electromagnetic-waves/>

⁷<https://www.gsma.com/publicpolicy/base-station-planning-permission-in-europe>

⁸http://www2.landtag-bz.org/de/datenbanken/akte/angaben_akt.asp?pagetype=fogl&app=idap&at_id=346630&blank=Y

⁹<http://www.dailymail.co.uk/news/article-2929530/Does-toddler-play-iPad-Taiwan-makes-ILLEGAL-parents-let-children-two-use-electronic-gadgets-18s-limit-use-reasonable-lengths.html>

¹⁰ <http://www.oecta.on.ca/wps/portal/>! <http://www.safeschool.ca/uploads/WiFiPositionpaper2.pdf>

¹¹ http://www.canadianteachermagazine.com/issues/2015/CTM_JanFeb15/index.html

¹² <http://www.ctf-fce.ca/en/Pages/Issues/Wi-Fi-Briefing-Document.aspx>

¹³<https://emfscientist.org/>

Protect Yourself and Your Family

Distance is your friend

- Don't sleep with your cell phone.
- Keep cell phones away from your head and out of your pocket, bras, etc.
- Keep cell phones and tablets away from small children.
- Mothers to be: keep all wireless devices away from your abdomen.
- Do not use personal “wearable” wireless devices in transmitting mode.
- Select appliances/devices that have a wired option.

Create a safe-haven in your residence

- Remove all cordless phones.
- Opt out of continuously transmitting smart utility meters.
- Replace wireless home Wi-Fi with wired options.
If impossible, put the router on a timer to turn off at night.
Remove from high-use and sleeping areas.
- Replace a wireless baby monitor with a wired monitor.

If you don't want a 5G antenna near you, stop streaming videos wirelessly

Websites for additional information

1. Canadians for Safe Technology (C4ST). <https://C4ST.org>
2. Environmental Health Trust. <https://Ehtrust.org>
3. Electromagnetic Radiation Safety. <https://www.saferemr.com/>
4. Physicians for Safe Technology. <https://Mdsafetech.org>

Wired Solutions Should be Prioritized Over Wireless

Profit growth for telecommunications' companies come from wireless

Technology company's growth requires use of the most current devices

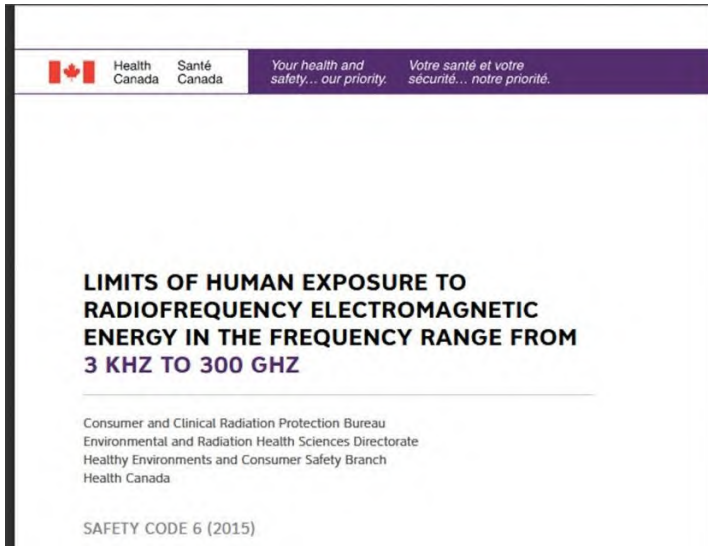
Industry is not incented to look at wired solutions even though they:

- Are 100 times faster
- Consume less energy
- Are more reliable and resilient
- Protect security and privacy better
- Decrease the points of vulnerability
- Reduce risk to personal and business data

What is 5G?

- 5G is the next generation of wireless technologies.
- Compared to 3G and 4G, it will:
 - Provide **greater capacity** for wireless networks
 - Deliver **extremely fast** data speeds
 - at much lower latencies** (network delays).
- 5G will use a range of frequencies from 600 MHz to 100 GHz. (4G uses under 6GHz and 3G uses 850 MHz to 1.9 GHz).
- Be a key component of the Internet of Things
 - Cisco projects **500** billion wireless, connected objects by 2030
 - On average **59** per individual¹ on earth (higher in developed countries)
- 5G will build on the 4G network, not replace it
- 5G will require significantly more small cell antenna (as close as 100 meters in dense population areas) due to technical limitations

Safety Code 6



- Established 1979. Minor revisions 1991, 1993, 1999, 2009, 2015
 - The purpose is to establish safety limits for human exposure to radiofrequency (RF) fields in the frequency range from 3 kHz to 300 GHz.
 - Originally intended for individuals working at, or visiting, federally regulated sites.
 - Health Canada recommends limits for safe human exposure
-
- Health Canada does not regulate the general public's exposure to RF radiation.
 - Many provinces and territories apply the exposure limits in Safety Code 6 for general public exposure.
 - Industry, Science and Economic Development Canada (ISED) regulates wireless devices (cell phones, tablets, etc.) and infrastructure (such as cell towers, Wi-Fi) which are required to comply with Safety Code 6.



Suspend 5G Appeal

Mobilizing Canadians for
a Healthier Future

URGENT APPEAL

**to the Government of Canada to Suspend the 5G Rollout
and to Choose Safe and Reliable Fibre Connections.**

Suspend 5G Canada Appeal

**WE, THE CITIZENS AND RESIDENTS OF CANADA,
URGENTLY APPEAL TO THE GOVERNMENT OF CANADA TO:**

1. Ensure all Canadians can have Internet access that is safe, fast, reliable, resilient, secure, affordable and, in the long term, the most environmentally and economically sound for Canada:
2. Protect Canadians' health and the environment *before further rollout of wireless infrastructure*, including 5G:
3. Provide a meaningful, transparent process for municipalities and their citizens to have a decisive say over the installation of cellular network antennas.

More than 20,600 Canadians have signed

The Precautionary Principle

Where there are threats
of serious or irreversible damage
to the environment or to human health,
lack of full scientific certainty
shall not be used as an excuse
for postponing the adoption of measures to
prevent such environmental and health
degradation.

Proof the non-thermal assumption is wrong

- 2019 - \$25m US National Toxicology program study results
<https://ntp.niehs.nih.gov/results/areas/cellphones/index.html>
- 2019 - Confirmed by the Ramazzini Institute Study
<https://www.ncbi.nlm.nih.gov/pubmed/30365129>
- Belpomme, D., et al. (2018). Thermal and non-thermal health effects of low intensity non-ionizing radiation:
<https://www.ncbi.nlm.nih.gov/pubmed/30025338>
- Pall, M. L. (2015). Scientific evidence contradicts findings and assumptions of Canadian Safety Panel 6 <https://doi.org/10.1515/reveh-2015-0001>
- 2012 The BioInitiative Report: <https://bioinitiative.org/>
- 200 Scientific Studies Reporting Potential Harm at Non-Thermal Levels Below Safety Code 6 Exposure Limits <http://c4st.org/?s=200+studies>

Actual Use vs. Tested Emissions

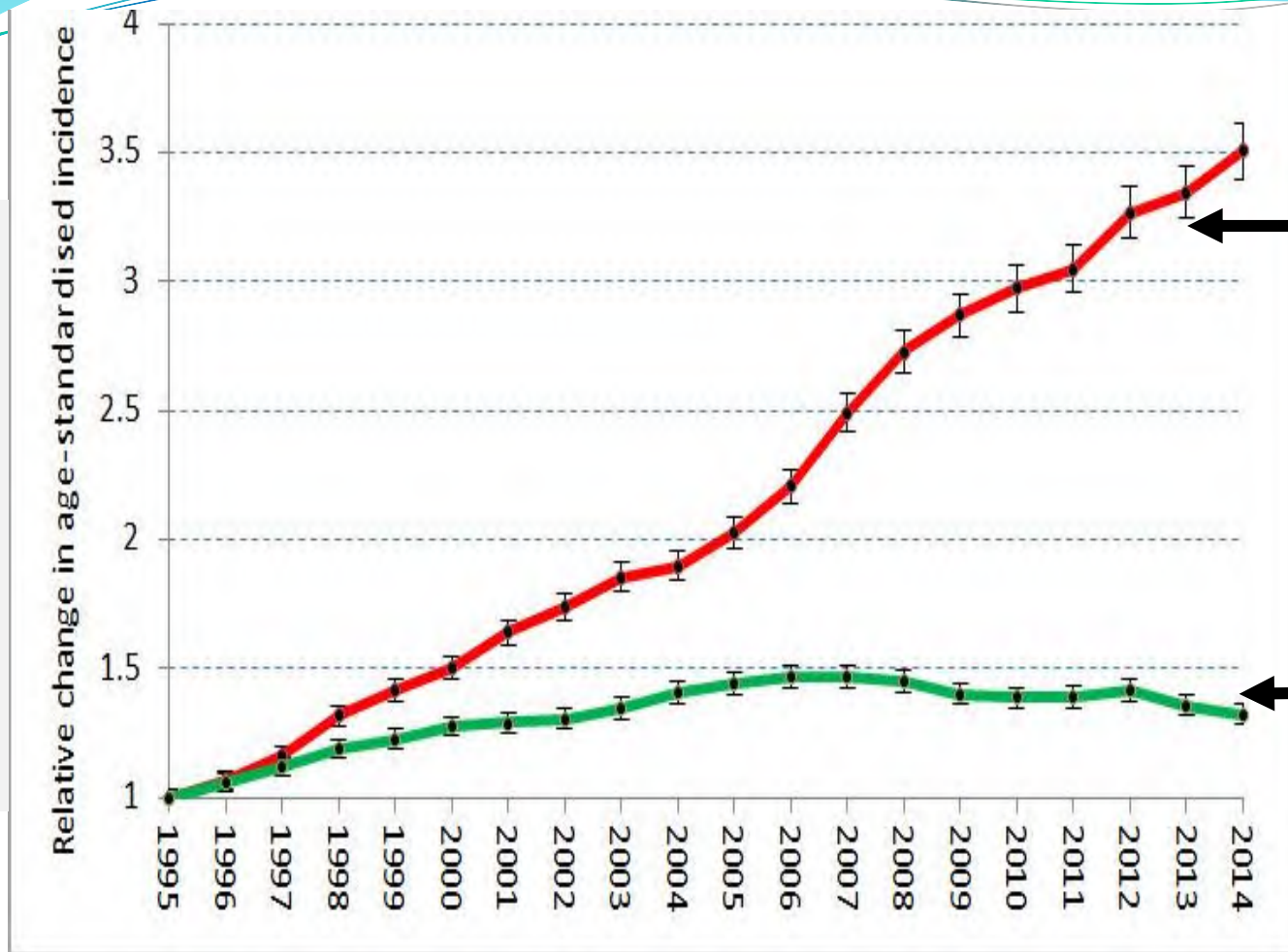
- Most industry warnings are buried several layers inside the cell phone
- CBC Marketplace “The Secret Inside your Cell Phone” ¹
 - 81% of Canadians have not seen the warning message in their phone or manual
 - 67% of Canadians say they carry their phones in their pocket or directly against their body
 - All 3 phones tested had emissions 3-4 times above Canada’s guidelines
- The National Agency ANFR of France²
 - Found 90% of the 450 phones tested exceeded guidelines
 - The % SAR in excess of the recommended distance to against the body ranged from 10% to 25%
- Industry states “We meet Federal Guidelines if used correctly”

¹https://www.youtube.com/watch?v=Wm69ik_Qdb8 4.4 million views

²<https://ieeexplore.ieee.org/document/8688629>

Brain Tumour Cancer Data from the United Kingdom

Relative changes



More tumours in the area of the head close to where cell phones were held

Incidence of tumours in other areas of the head

1995

Year

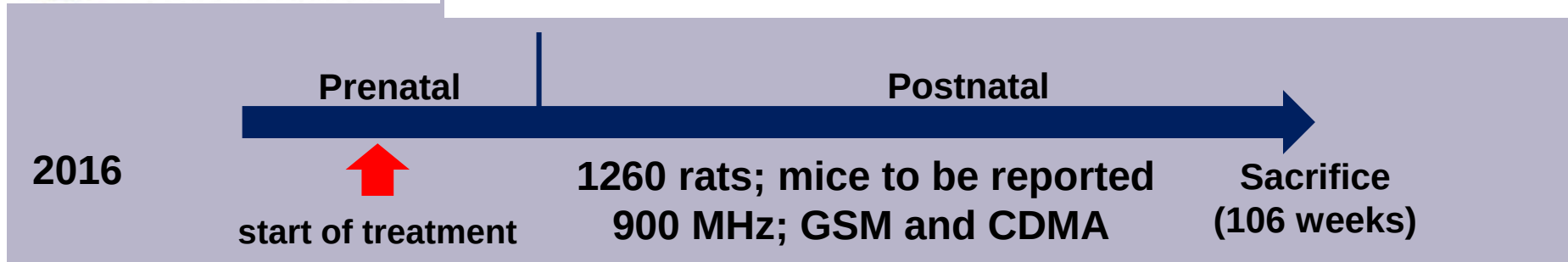
2014

Filling in THE Gaps: Numerous Human Studies Plus ...

Two large Animal research programs show cancers with RFR



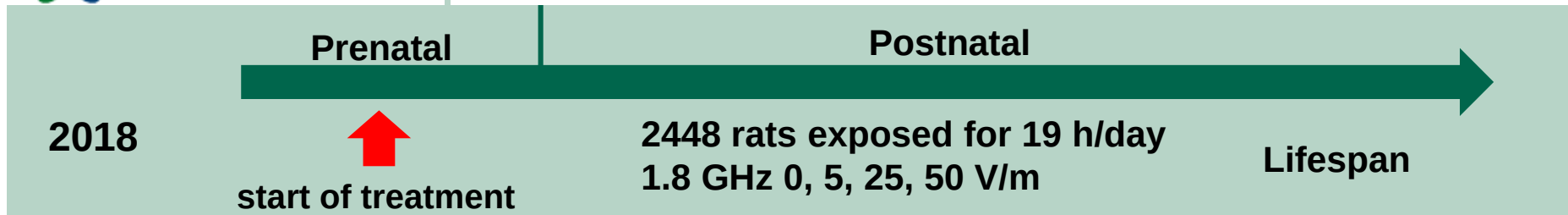
Frequencies and modulations that mimic cellular communications in the USA



Increased tumours of nerve sheath (Schwannoma in hearts), some evidence of increased gliomas, DNA damage in multiple organs



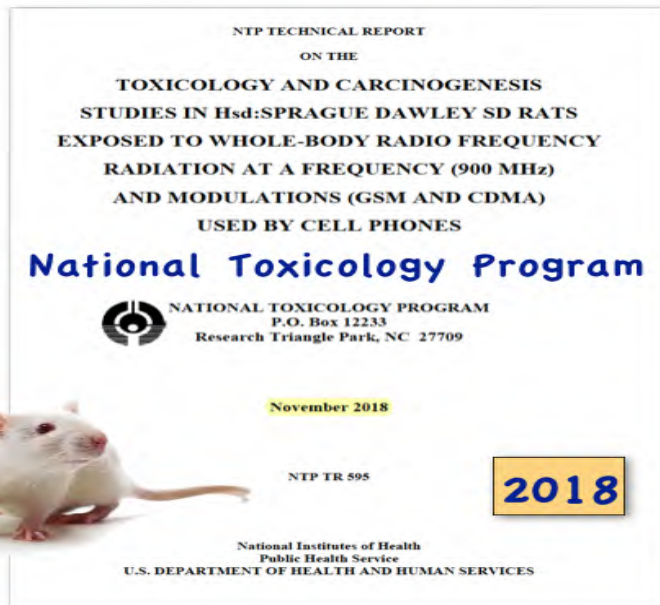
Frequencies and modulations that mimick common human exposures to base-station antennas globally



50 V/m - Statistically significant increase in nerve sheath tumours in males
Increased nerve sheath pre-cancer (hyperplasia) in males
Increased malignant glial tumours in females

Meg Sears, PhD

Microwave radiation causes cancer



1 900 MHz

increase in gliomas (brain cancer) & heart schwannomas

NTP Study

- 10-year, \$25 million study
- cell phone radiation on 3,000 rodents was tested
- Peer reviewed by 11 experts
- Highest category “clear evidence of harm”



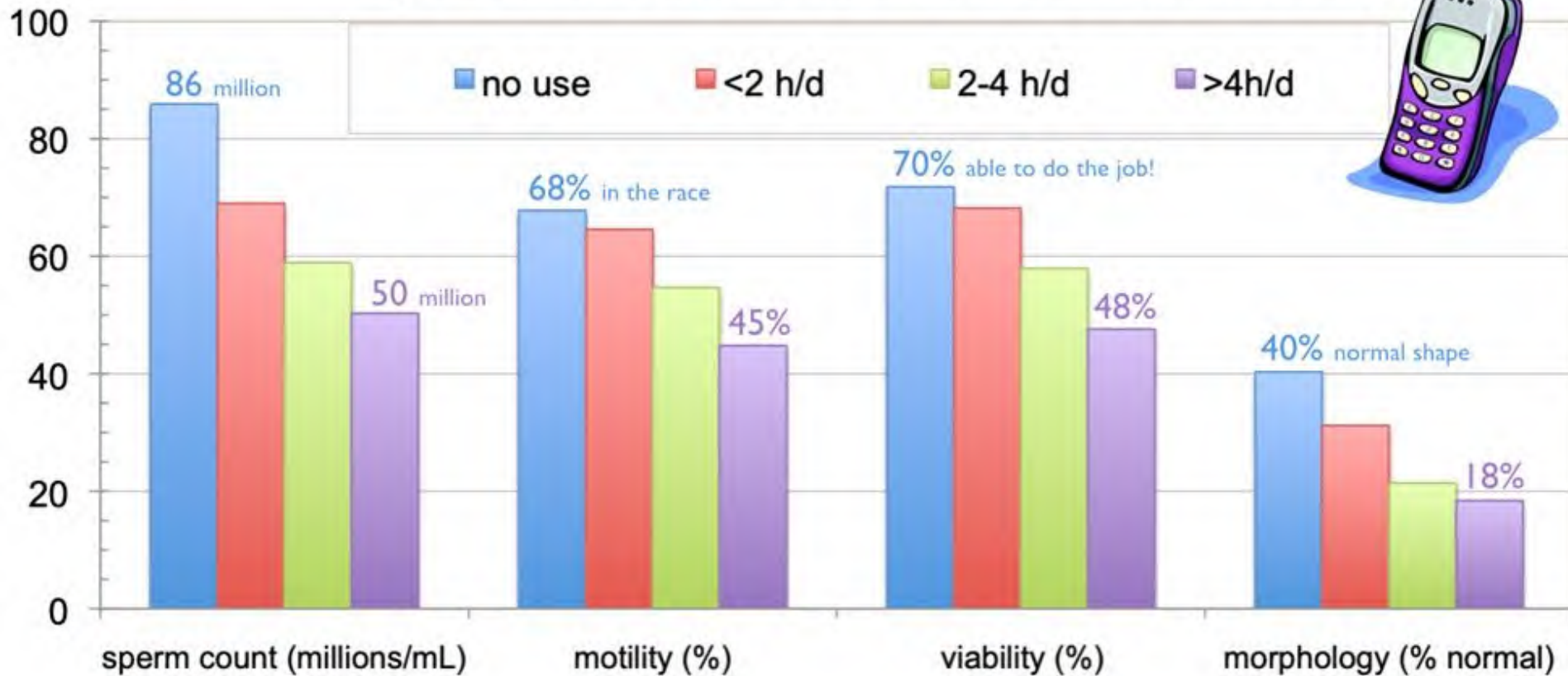
2 1800 MHz

Ramazzini Study

- cell phone radiation on 2,500 rodents were tested
- Peer reviewed
- Confirmed NTP findings

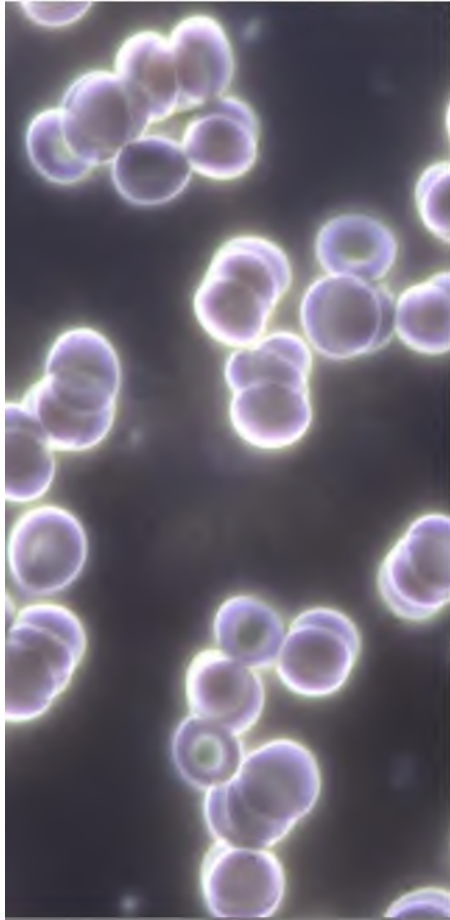
Magda Havas, PhD

Agarwal et al. 2006: Cell Phone Use & Sperm Quality

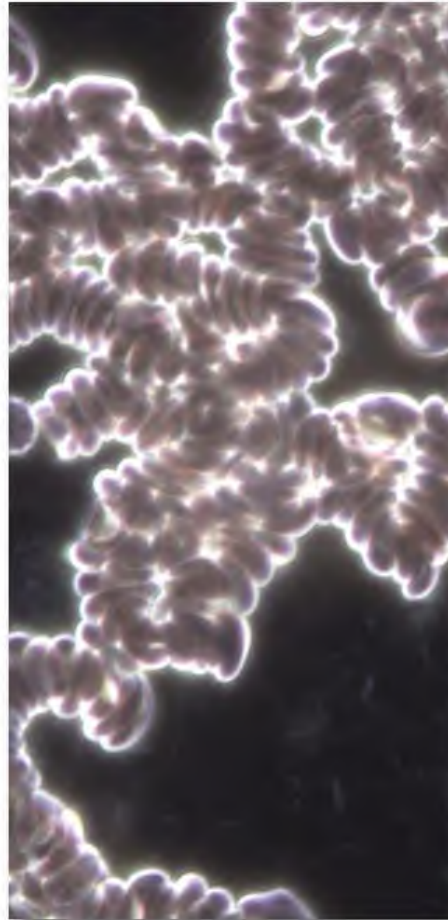


Membranes affected – e.g., live red blood cells

before Wi-Fi



after Wi-Fi (10 min)



Rouleau formation

Thick blood

- Clots
- Heart attack
- Stroke

Increasing in
younger
Canadians

Occurs in some
people who are
**electro-hyper-
sensitive**

Insurance Industry Concerns

- In 2010, the Emerging Risk Team of Lloyds compared the potential risks from health damage claims to those posed by asbestos
- The Swiss Re SONAR Emerging risk insights report, June 2013, listed the “unforeseen consequences of electromagnetic fields” as potentially having a high impact.
- The 2019 Swiss Re update report states:
 - Current concerns regarding potential negative health effects from electromagnetic fields are likely to increase.
 - Hackers can also exploit 5G speed and volume to acquire (or steal) more data faster.
 - Major concerns are possible privacy and security breaches, and espionage.

Challenging the Business Case of Wireless Solutions

The Institute for Electrical and Electronics Engineers (IEEE) article¹:
“Wireless technologies will continue to consume at least 10 times more power than wired technologies”

Re-Inventing Wires: The Future of Landlines and Networks² states that wireless networks:

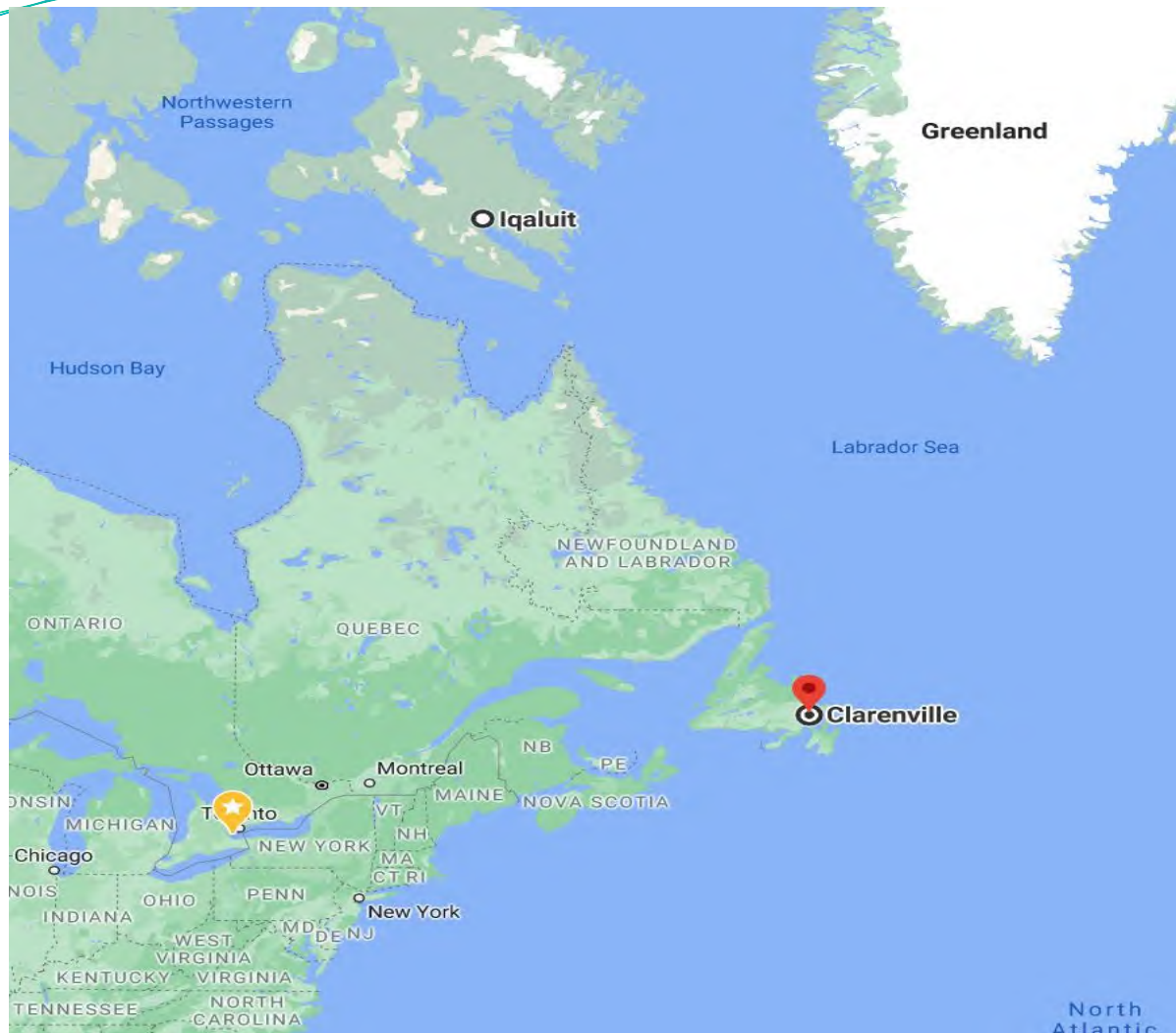
- Continue to be about 100 times slower than wired systems
- Are unreliable, more vulnerable to security and privacy problems and prone to both latency and delay issues
- Consume significant amounts of energy and are not sustainable
- Can leave people vulnerable in the event of a power grid failure
- Increase the points of vulnerability hundreds of thousands of times
- Significantly increase the amount of personal and business data at risk



¹<https://people.eng.unimelb.edu.au/rtucker/publications/files/energy-wired-wireless.pdf>

²[http://refhub.elsevier.com/S0360-1323\(19\)30534-7/sref29](http://refhub.elsevier.com/S0360-1323(19)30534-7/sref29)

A Wireless Network is Not Better



- CanArctic Inuit Networks has announced plans to build a \$107M, 2,000 km fibre-optic cable from Newfoundland to Nunavut.¹
- COO stated "We've looked at every possible option, route, risk and costs. And we've landed on what is a very realistic plan to get fibre built in the next two years".

From: Chris <[REDACTED]>
Sent: Monday, March 13, 2023 11:54 AM
To: Timothy Peterson; Jamie Harris; Laura Patrick; SSInfo; "directorssi"
Subject: Please prevent further action by Rogers at the Channel Ridge site

Follow Up Flag: Follow up
Flag Status: Flagged

Salt Spring Island LTC,

Dear Timothy, Jamie, Laura and Gary,

I am concerned and outraged that Rogers is proceeding with plans for a telecom tower at the Channel Ridge site, despite your clear directive not to. This is unacceptable. Rogers must respect the LTC's authority and position in refusing permission for this unwarranted development. I ask respectfully that you put a legal stop to further development.

The LTC is entitled to an official dispute resolution process with the proponent, Rogers, and to give valid reasons for refusing this tower, given that reasons were not adequately discussed in the original application process.

And these are;

- This site is adjacent to a nature reserve and sensitive watershed we should be concerned about the environmental effects on flora and fauna, with a specific emphasis on the effects on birds, bats and other wildlife (collisions with towers, electrocution, entanglement, habitat disturbance, the effects of lighting needed to conform to aeronautical requirements, Radio Frequency Radiation all of which has been proven scientifically to disorient natural navigation fields or affect reproductive or other biological systems.
- the fire hazard this tower poses with forest around it.
- its close proximity to homes, including effects of noisy cooling fans and aeronautical lights
- procedural errors – specifically the fact that the antenna siting protocol we had in place was not used for this siting
- proven archaeological significance of this site to First Nations People
- No demonstrated need and community support for this project

Please start legal action now.

Respectfully,

Chris Anderson

On behalf of Gulf Islanders for Safe Technology (GI4ST)



From: Diana Pattison <[REDACTED]>
Sent: Monday, March 13, 2023 3:40 PM
To: Timothy Peterson; Jamie Harris; Laura Patrick; SSInfo; directorssi
Subject: Re: Please stop Rogers in Channel Ridge ASAP

Follow Up Flag: Follow up
Flag Status: Flagged

Hi again Trustees,

A quick note to say a heartfelt THANK YOU for sending that incredibly thorough and accurate letter and appendix to Michael Krenz at Rogers on Feb 14th. I have to say I was quite emotional when reading it; it contained the exact information we had been asking the LTC to communicate to Rogers for the last 6 months, so it was a **huge** relief to see the LTC spell it out so clearly for Rogers. Thank you for standing by your decision.

Sincerely,

Diana Pattison

On Wed, 8 Mar 2023 at 15:51, Diana Pattison <diana@dianapattison.com> wrote:

Hi there Timothy, Laura, Gary, and Jamie,

I'm Diana Pattison, I live at [REDACTED] from where the proposed Rogers cell tower site is located. I just reached out to each of you via phone and left a voicemail.

I am not surprised, but I am so angry and alarmed that Rogers has subcontracted a new company, Trylon, to proceed with building the tower at the site. Rogers didn't communicate any of the history to the contractors on site (or so they say), so it took **residents** to tell the new company workers in person that Rogers does not currently have permission to proceed at this site. Ridiculous!

I am deeply concerned and exhausted from monitoring this chain of events. We are not police and yet we regular people are having to keep watch over the egregious actions of a major corporation in our small neighborhood. The fact that they've strapped cameras to the trees because they don't trust the residents is disgusting and ironic. They are the ones who don't have permission to be here!

Yet again, we and our neighbours and community of roughly ~200 people that we have on "watch" for this issue, are having to spend our time guarding and keeping an eye over these new contractors. The Trylon contractors have been instructed to keep watch on the site / access road for the next week. They have 1-2 trucks sitting parked

each day (minus lunch break) keeping watch for picketing or anyone trying to tamper with the surveyor markings.

Silence is permission and this company CANNOT be allowed to monitor this site nor take action towards building. They do not have authority to build there!

We are ready to picket at a moment's notice. I am continually thankful for our incredible community that pulls together and deeply cares about this island. Our LTC board included!

Our local land use authority / LTC already told them "NO", and here comes Rogers again, taking over the site as if they have every right to do so.

We need to match their actions with a court injunction ASAP or at the very least, law enforcement at the site to uphold the wishes of our local authority.

On a personal note, I find it incredibly intimidating to be in conflict with these contractors, we need the support of law enforcement and our LTC, leading the way. We shouldn't be having to stand up by ourselves out here. I am [REDACTED] and have a [REDACTED]. I am not backing down from this but it's taking everything I have.

I am desperately asking each of you to take action.

Thank you.

Diana Pattison

[REDACTED]

From: Sivalla Lin <[REDACTED]>
Sent: Tuesday, March 14, 2023 4:03 PM
To: SSInfo
Subject: Stop the Rogers tower

Thank You for the action you have taken thus far to stop the Rogers tower. Since they are stone walling and ignoring islanders valid concerns, please take legal action to stop them now! - before the Channel Ridge tower is built, up and running.

Regards,
Sivalla Lin and Nowick Gray

From: Julian Clark <[REDACTED]>
Sent: Thursday, March 16, 2023 11:43 AM
To: Timothy Peterson; Laura Patrick; Jamie Harris; SSInfo; 'directorssi'
Cc: 'Diana Pattison'; 'Loraine Clark'; 'Scott And Mary Maclean'; 'Mary Maclean'; 'Jen and Matt Kerrigan'; 'Connie Nichols-Ledger'; 'Sue Farrant'; 'Richard Farrant'; 'Zoe Antonik'; 'BARBARA FEDERICI'; 'Tony Wilson'; 'Dr. Kate Schertzer'; 'william steiner'; 'Lynn Steiner'; 'Carol Tenniswood'; 'elaine senkpiel'; 'Garth Hendren'; 'Paul Pattison'; 'Oona McOuat'
Subject: Next Steps on Rogers Tower
Attachments: Cease & Desist letter.pdf; Draft letter from LTC to ISED xx_03_2023.pdf; Onni Enforcement Letter.pdf; CRD Enforcement Letter.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi all,

I will be at the LTC meeting today and will speak with you about the Rogers situation in the Town Hall segment. You are to be commended for the letter you sent to Rogers on February 14th and copying the regulators. Unfortunately, Rogers don't seem willing to accept that you have the right to rescind the original concurrence, and don't seem willing to accept your authority.

So what are the next steps? I will provide you with the Concerned Residents of Canvasback thoughts at the meeting today. First and foremost, the LTC needs to obtain an injunction against any further development of the proposed tower site by Rogers. In addition, the LTC and the CRD need to send out a number of letters (as attached) which I will explain today and provide you printed copies at the meeting.

Thanks,

Julian Clark
On behalf of the Concerned residents of Canvasback.

DRAFT

LTC Letterhead

March 16, 2023

WITHOUT PREJUDICE

Delivered via email to:
Michael Krenz
Rogers Telecommunications

Dear Mr. Krenz,

It has come to the attention of the Salt Spring Island Local Trust Committee (LTC) that Rogers recommenced development work on March 6, 2023 on construction of a telecommunications tower at Channel Ridge.

As you know, the LTC is the land-use authority for Salt Spring Island. As you also know, Section 4 of CPC 2-0-03, the federal regulations created under the Radiocommunication Act which apply to anyone planning to install an antenna system in Canada, clearly states that "Proponents must follow the land-use consultation process for the siting of antenna systems, established by the land-use authority, where one exists."

When Rogers approached the LTC in late 2020 regarding siting a tower on Salt Spring Island, The Cellular Antenna Procedural Guideline, approved by resolution by the LTC on April 26, 2001, was in place. However, both the LTC and Rogers agreed that Rogers would comply with a more current antenna siting procedure, that being the Islands Trust draft Model Protocol. Furthermore, Rogers asserted in the first sentence of their 102 page antenna siting application in May 2021 that they had fulfilled the requirements of this draft Model Protocol.

Based on Rogers application assertions, the LTC concurred in July 2021 with the antenna siting as requested by Rogers. However, when the LTC subsequently discovered the assertion was false (as detailed in Chair Peterson's letter of February 14, 2023), and after written direction in October 2021 from ISED (the federal regulator) which stated that "if you believe the LTC based its decision on inaccurate or incomplete information, then you may be able to consider rescission", the LTC rescinded that concurrence in March 2022, well before Rogers began any construction at the site.

We were dismayed that after requesting Rogers suspend any development activities on July 20, 2022, Rogers ignored our request and directed sub-contractors to begin work on July 26, 2022. Rogers eventually did suspend that work as a result of the local community protests and picketing. The LTC once again requested Rogers to suspend all development activity via letter on November 8, 2022, and reiterated that request via letter on February 14, 2023 at which time the LTC provided full transparency

as to the reasons for their March 2022 rescindment and offered to work with Rogers to determine a more appropriate site.

As Salt Spring Islands land-use authority, the LTC is appalled that Rogers would recommence development activities on March 6, 2023. This unauthorized activity is reprehensible given the multiple occasions where the LTC has requested Rogers suspend development associated with the construction of an antenna tower at the Channel Ridge site.

We therefore now demand that Rogers immediately cease any and all development activities associated with the construction of the wireless telecommunication site at Channel Ridge, and furthermore return the site to the state it was in before any construction was undertaken in July 2022. In the event Rogers persists in this improper, unauthorized and illegal development activity, the LTC will consider applying any and all possible enforcement action against Rogers, and seek every legal remedy available to rectify this situation.

Sincerely,

Tim Peterson
Chair of the Salt Spring Local Trust Committee.

DRAFT

CRD Letterhead

March 16, 2023

WITHOUT PREJUDICE

Onni Group as Beneficial Owner of:

MARINE DRIVE PROPERTIES LTD., INC.NO. 1129125
#200 - 1010 SEYMOUR STREET
VANCOUVER, BC V6B 3M6

Dear Property Owner,

Regarding your property on Canvasback Place, Salt Spring Island
Area-Jurisdiction-Roll: 01-764-01058.202

Legal description and parcel ID:

**SECTION 13, RANGE 2W, COWICHAN LAND DISTRICT, PORTION NORTH SALT SPRING, EXC PCL A (DD 100250-I), PL VIP61967, VIP68921, VIP73646, VIP76155, VIP83807 & EPP16666
PID: 000-638-391**

It has come to the attention of the Capital Regional District (CRD) that development work on construction of a telecommunications tower was begun on the above defined site in July, 2022. The contractors who undertook this work dug several deep holes (6 to 8 feet) on the site which have been left unmarked and unfilled with only partial cover for the past eight (8) months. We consider this to be an extremely dangerous situation that must be remedied immediately.

As you know, many different organizations access this particular site, including North Saltspring Water District, Telus, BC Hydro, Nav Canada and others. These organizations would not necessarily be aware of the danger on this work site.

We therefore now demand that Onni immediately fill these holes and make the property a safe workplace. In the event the holes remain unfilled and unmarked beyond March 31, 2023, the CRD will hold Onni Group responsible, and consider applying any and all possible enforcement action against Onni, and seek every legal remedy available to rectify this situation.

Sincerely,

Gary Holman
Director
Salt Spring Island, Capital regional District

DRAFT LETTER FROM LTC TO ISED RE ROGERS TOWER PROPOSAL
ON CHANNEL RIDGE, SALT SPRING IS.

LTC LETTERHEAD

ADDRESS TO **MS. SUSAN HART**, EXECUTIVE DIRECTOR GENERAL AT SPECTRUM MANAGEMENT OPERATIONS BRANCH OF ISED; cc to Mr. Ken Pungente, Director, Coastal Offices, STS-Western Region, ISED.

Dear Ms. Hart:

We request that you confirm to Rogers Communications Inc. (“Rogers”) and the Salt Spring Island Local Trust Committee (“LTC”) of the Islands Trust, ISED’s acceptance of the rescindment of 22 March 2022 by the LTC of the earlier (July 2021) concurrence of the LTC to the application of Rogers for a new antenna siting in the Channel Ridge area of Salt Spring Island.

The validity of the March 2022 rescission is explained in the Appendix to the LTC’s letter of 14 February 2023 to Rogers (copied to ISED), also included herewith for convenience. We note the final paragraph of such Appendix:

“CPC 2-0-03 enables the Land Use Authority to define the protocol that must be completed by a Proponent to obtain a concurrence decision. By statements made in their application, the proponents clearly knew that completion of the draft Model Protocol was required for concurrence. The Proponents falsely asserted they had fulfilled the protocol, provided inaccurate information, and omitted material information in their application, which are valid reasons for rescindment of the concurrence decision.”

The false assertion, inaccurate information and omission were serious, material defects and transgressions in Rogers’ application which have damaged the integrity and fairness of the site selection process. Once revealed to the LTC by many of its concerned citizens, the LTC had no reasonable or fair path forward apart from rescinding its earlier concurrence and advising Rogers that it should reapply and follow the agreed protocol.

We note that the reasons for the rescindment are documented in the public records from several LTC meetings subsequent to July 2021, including at the meeting of 9 November 2021 when, among other issues, the absence of public consultation by Rogers was duly noted, and at the meeting of 22 March 2022 when the LTC voted to rescind its earlier concurrence – video recordings of the latter (and other) meetings have long been and are currently available for anyone to view on the Islands Trust website.

We refer to ISED’s letter of 27 May 2022, specifically the following (third) paragraph:

“Since the issuance of concurrence, by the Salt Spring Island Local Trust Committee (SS LTC), the only change in circumstances is the SS LTC’s November 9, 2021 adoption of a new antenna siting protocol. Given the date of the policy adoption, it is not to be retroactively applied.”

The first statement is materially incorrect. Only after the concurrence vote of the LTC in July 2021 did the numerous material defects and transgressions of Rogers in its application become known to the LTC. The Appendix to the LTC’s letter to Rogers of 14 February 2023 clearly discloses the material changes in

circumstances between the issuance of the original concurrence in July 2021 and the rescindment in March of 2022 – most significantly the discovery that Rogers primary assertion in their Application for Tower Siting, that they had met the agreed applicable Islands Trust model protocol, was false. That was a material (foundational) change of circumstance in the ongoing process.

The LTC has provided in that Appendix numerous specific instances of materially inaccurate and missing information in Rogers' application. As per ISED's October 2021 email to the LTC which stated that a change of circumstance would justify a withdrawal of concurrence, we submit that such instances alone or collectively provide valid reasons to rescind the concurrence decision.

Furthermore, regarding the second statement, the date of adoption of the Islands Trust model new antenna siting protocol, in all fairness, should be irrelevant given that Rogers previously agreed with the LTC, prior to filing its application, that it would follow that model protocol in its application. Rogers even states in its application that it had followed that model protocol (later shown to be a materially incorrect statement).

We refer, next, to the fourth paragraph of ISED's letter of 27 May 2022:

"Our review of the conduct of the consultation process also found that Rogers was in compliance with Innovation Science and Economic Development's default process. SSLTC's July 27, 2021 concurrence also implied its satisfaction with how the process was conducted and its conclusion."

In view of the agreed applicable model protocol, noted above and asserted by Rogers in their May 2021 antenna siting application, and that Section 4 of CPC 2-0-03 clearly states that "Proponents must follow the land-use consultation process for the siting of antenna systems, established by the land-use authority, where one exists", ISED's first sentence in paragraph 4, above, regarding ISED's default protocol is irrelevant.

ISED's second sentence of the noted paragraph above, regarding the LTC's alleged implied satisfaction with the process and its conclusion, is also irrelevant given the reliance on assertions that were found to be false after that date. Given the LTC's subsequent rescindment of its concurrence, how would any such implication be reasonable or fair in such circumstances?

Without prejudice, if ISED should consider that the Islands Trust new antenna siting protocol does not apply to Rogers' application, e.g. as it wasn't adopted by the LTC until November 2021 (even in light of the fact that the LTC asked and Rogers agreed to use that protocol (the "model protocol") and Rogers later asserted in the application process that they had used such model protocol), then we note that the Antenna Siting Policy adopted by the LTC since 2001 should apply, not the ISED Default process. The 2001 policy had been previously used by Rogers when siting a tower on Mount Tuam on Salt Spring Island (so Rogers were well aware of that policy), and that policy had never been revoked or replaced until the adoption of the Islands Trust model protocol in November 2021.

We note that construction of the tower has not yet commenced. We emphasize that the LTC has demonstrated a willingness to work with Rogers to site the tower in a more appropriate location. In addition, the LTC has made it clear to Rogers that if they wish to pursue construction of the tower at the original proposed site, they have every right to trigger the dispute resolution process with ISED under

CPC 2-0-03. And in the event that does occur, the LTC would implore ISED to review all the facts around the materially inaccurate and incomplete information provided by Rogers to the LTC during the application process. Rogers may, instead, elect to reapply for the site while properly following this protocol which was officially adopted by the Salt Spring LTC in November 2021.

Yours sincerely,

[LTC SIGNATURE]

DRAFT

LTC Letterhead

March 16, 2023

WITHOUT PREJUDICE

Onni Group as Beneficial Owner of:

MARINE DRIVE PROPERTIES LTD., INC.NO. 1129125
#200 - 1010 SEYMOUR STREET
VANCOUVER, BC V6B 3M6

Dear Property Owner,

Regarding your property on Canvasback Place, Salt Spring Island
Area-Jurisdiction-Roll: 01-764-01058.202

Legal description and parcel ID:

**SECTION 13, RANGE 2W, COWICHAN LAND DISTRICT, PORTION NORTH SALT SPRING, EXC PCL A (DD 100250-I), PL VIP61967, VIP68921, VIP73646, VIP76155, VIP83807 & EPP16666
PID: 000-638-391**

It has come to the attention of the Salt Spring Island Local Trust Committee (LTC) that development work on construction of a telecommunications tower is underway on this property. This work is in contravention of restrictive covenants on the property and an LTC order issued to Rogers Telecommunications on February 14, 2023 (see attached), whom we believe is leasing your property.

As Salt Spring Islands land-use authority, the LTC is concerned that Onni would disregard the restrictive covenant and furthermore is appalled that Rogers would ignore a direct order and conduct unauthorized activities at this site.

We therefore now demand that Onni immediately ensure that any and all development activities associated with the construction of the wireless telecommunication tower cease on this site. In the event this improper, unauthorized and illegal development activity persists, the LTC will hold Onni Group responsible, and consider applying any and all possible enforcement action against Onni, and seek every legal remedy available to rectify this situation.

Sincerely,

Tim Peterson
Chair of the Salt Spring Local Trust Committee.

From: Julian Clark [REDACTED]
Sent: Thursday, March 16, 2023 5:17 PM
To: Timothy Peterson; Laura Patrick; Jamie Harris; SSIInfo; 'directorssi'
Cc: 'Diana Pattison'; 'Loraine Clark'; 'Scott And Mary Maclean'; 'Mary Maclean'; 'Connie Nichols-Ledger'; 'Sue Farrant'; 'Richard Farrant'; 'william steiner'; 'Lynn Steiner'; 'Carol Tenniswood'; 'elaine senkpiel'; 'Garth Hendren'; 'Paul Pattison'; 'Oona McOuat'; [REDACTED]
Subject: Follow-up on Next Steps on Rogers Tower
Attachments: Draft letter from LTC to ISED xx_03_2023.pdf; ISED May 17, 2022 Letter.pdf

Thank you for giving Oona and I the opportunity to address the LTC meeting earlier today. We are all very appreciative that the Trustees passed a motion to have staff assess viable next steps to respond to Rogers development activities. And given that Rogers have made it clear they are going to ignore the LTC request to suspend these activities, we are also thankful you have requested this assessment be completed on an expedited basis.

However, we are under no illusion that the legal work necessary to obtain an injunction or send letters threatening enforcement and possible legal action will be completed in short order. And given that Rogers had heavy equipment delivered to the site yesterday, it's imperative that something be done sooner than the legal options discussed today.

It is with this in mind that I want to point out that there was one option today that might not require any legal review, and is likely something the LTC could act upon immediately. That is to send the letter to ISED that was one of the 4 draft letters and is attached for your reference. Perhaps a little background will help:

- After the LTC rescinded the concurrence decision in March 2022, discussions were held between the LTC Chair, Rogers and ISED. Unfortunately, what was discussed was never documented nor formalized by the LTC.
- In May 2022, ISED sent a letter to the LTC (attached) stating that the lower mainland office of ISED did not support the decision to rescind because there was no change in circumstances (since concurrence) and the LTC had not presented any other valid rationale for rescinding the concurrence.
- There is nothing in the regulations (CPC 2-0-03) that enable ISED to weigh in on the negotiations between the land-use authority and the proponent other than one of the parties formally requesting a dispute resolution. That was not done by either the LTC nor Rogers.
- Nevertheless, Rogers are using the ISED May 2022 letter as their justification for ignoring the multiple LTC requests to suspend all development activity of the tower at the Channel Ridge site.
- The LTC has never formally responded (in writing addressed to ISED) to the May 2022 letter.
- However, the LTC did copy ISED on the Feb 14, 2023 letter sent to Rogers that clearly sets out a significant change in circumstances that occurred between concurrence and rescission (that being the discovery that Rogers assertion in their application that they completed the Islands Trust draft Model Protocol was not true).

Given the LTC copied ISED on the February 14, 2023 letter, we urge you to immediately send a letter directly to ISED stating all the reasons why the decision to rescind was based on a significant and

material change in circumstances. That is exactly what the draft letter attached attempts to do. You are not introducing anything more than what you have already sent to ISED, but rather would be sending them the same information you sent to Rogers, asking them to review your reasons for rescinding and to reconsider the conclusion they reached in their May 2022 letter. In the event ISED agree that false assertions discovered after providing a concurrence decision is a valid reason for rescission, then Rogers would have absolutely no justification for continuing on with their development work. And this in turn might enable the LTC to avoid any legal action whatsoever!

Please take a few minutes to review the draft letter to ISED. There is no reason why you can't send this letter out within the next few days. And in doing so, you might very well put a stop to this entire fiasco! My colleague Scott Maclean and I will follow up this email with a call to each of the Trustees.

Thank you,

Julian Clark
On Behalf of the Concerned Residents of Canvasback

From: Julian Clark [REDACTED]
Sent: Thursday, March 16, 2023 11:43 AM
To: 'Timothy Peterson' <tpeterson@islandstrust.bc.ca>; 'Laura Patrick' <lpatrick@islandstrust.bc.ca>; jharris@islandstrust.bc.ca; ssiinfo@islandstrust.bc.ca; 'directorssi' <directorssi@crd.bc.ca>
Cc: 'Diana Pattison' <[REDACTED]>; 'Loraine Clark' <[REDACTED]>; 'Scott And Mary Maclean' <[REDACTED]>; 'Mary Maclean' <[REDACTED]>; 'Jen and Matt Kerrigan' <[REDACTED]>; 'Connie Nichols-Ledger' <[REDACTED]>; 'Sue Farrant' <[REDACTED]>; 'Richard Farrant' <[REDACTED]>; 'Zoe Antonik' <[REDACTED]>; 'BARBARA FEDERICI' <[REDACTED]>; 'Tony Wilson' <[REDACTED]>; 'Dr. Kate Schertzer' <[REDACTED]>; 'william steiner' <[REDACTED]>; 'Lynn Steiner' <[REDACTED]>; 'Carol Tenniswood' <[REDACTED]>; 'elaine senkpiel' <elaine.senkpiel@islandstrust.bc.ca>; 'Garth Hendren' <[REDACTED]>; Paul Pattison' <[REDACTED]>; 'Oona McOuat' <[REDACTED]>
Subject: Next Steps on Rogers Tower

Hi all,

I will be at the LTC meeting today and will speak with you about the Rogers situation in the Town Hall segment. You are to be commended for the letter you sent to Rogers on February 14th and copying the regulators. Unfortunately, Rogers don't seem willing to accept that you have the right to rescind the original concurrence, and don't seem willing to accept your authority.

So what are the next steps? I will provide you with the Concerned Residents of Canvasback thoughts at the meeting today. First and foremost, the LTC needs to obtain an injunction against any further

development of the proposed tower site by Rogers. In addition, the LTC and the CRD need to send out a number of letters (as attached) which I will explain today and provide you printed copies at the meeting.

Thanks,

Julian Clark

On behalf of the Concerned residents of Canvasback.

DRAFT LETTER FROM LTC TO ISED RE ROGERS TOWER PROPOSAL
ON CHANNEL RIDGE, SALT SPRING IS.

LTC LETTERHEAD

ADDRESS TO **MS. SUSAN HART**, EXECUTIVE DIRECTOR GENERAL AT SPECTRUM MANAGEMENT OPERATIONS BRANCH OF ISED; cc to Mr. Ken Pungente, Director, Coastal Offices, STS-Western Region, ISED.

Dear Ms. Hart:

We request that you confirm to Rogers Communications Inc. (“Rogers”) and the Salt Spring Island Local Trust Committee (“LTC”) of the Islands Trust, ISED’s acceptance of the rescindment of 22 March 2022 by the LTC of the earlier (July 2021) concurrence of the LTC to the application of Rogers for a new antenna siting in the Channel Ridge area of Salt Spring Island.

The validity of the March 2022 rescission is explained in the Appendix to the LTC’s letter of 14 February 2023 to Rogers (copied to ISED), also included herewith for convenience. We note the final paragraph of such Appendix:

“CPC 2-0-03 enables the Land Use Authority to define the protocol that must be completed by a Proponent to obtain a concurrence decision. By statements made in their application, the proponents clearly knew that completion of the draft Model Protocol was required for concurrence. The Proponents falsely asserted they had fulfilled the protocol, provided inaccurate information, and omitted material information in their application, which are valid reasons for rescindment of the concurrence decision.”

The false assertion, inaccurate information and omission were serious, material defects and transgressions in Rogers’ application which have damaged the integrity and fairness of the site selection process. Once revealed to the LTC by many of its concerned citizens, the LTC had no reasonable or fair path forward apart from rescinding its earlier concurrence and advising Rogers that it should reapply and follow the agreed protocol.

We note that the reasons for the rescindment are documented in the public records from several LTC meetings subsequent to July 2021, including at the meeting of 9 November 2021 when, among other issues, the absence of public consultation by Rogers was duly noted, and at the meeting of 22 March 2022 when the LTC voted to rescind its earlier concurrence – video recordings of the latter (and other) meetings have long been and are currently available for anyone to view on the Islands Trust website.

We refer to ISED’s letter of 27 May 2022, specifically the following (third) paragraph:

“Since the issuance of concurrence, by the Salt Spring Island Local Trust Committee (SS LTC), the only change in circumstances is the SS LTC’s November 9, 2021 adoption of a new antenna siting protocol. Given the date of the policy adoption, it is not to be retroactively applied.”

The first statement is materially incorrect. Only after the concurrence vote of the LTC in July 2021 did the numerous material defects and transgressions of Rogers in its application become known to the LTC. The Appendix to the LTC’s letter to Rogers of 14 February 2023 clearly discloses the material changes in

circumstances between the issuance of the original concurrence in July 2021 and the rescindment in March of 2022 – most significantly the discovery that Rogers primary assertion in their Application for Tower Siting, that they had met the agreed applicable Islands Trust model protocol, was false. That was a material (foundational) change of circumstance in the ongoing process.

The LTC has provided in that Appendix numerous specific instances of materially inaccurate and missing information in Rogers' application. As per ISED's October 2021 email to the LTC which stated that a change of circumstance would justify a withdrawal of concurrence, we submit that such instances alone or collectively provide valid reasons to rescind the concurrence decision.

Furthermore, regarding the second statement, the date of adoption of the Islands Trust model new antenna siting protocol, in all fairness, should be irrelevant given that Rogers previously agreed with the LTC, prior to filing its application, that it would follow that model protocol in its application. Rogers even states in its application that it had followed that model protocol (later shown to be a materially incorrect statement).

We refer, next, to the fourth paragraph of ISED's letter of 27 May 2022:

"Our review of the conduct of the consultation process also found that Rogers was in compliance with Innovation Science and Economic Development's default process. SSLTC's July 27, 2021 concurrence also implied its satisfaction with how the process was conducted and its conclusion."

In view of the agreed applicable model protocol, noted above and asserted by Rogers in their May 2021 antenna siting application, and that Section 4 of CPC 2-0-03 clearly states that "Proponents must follow the land-use consultation process for the siting of antenna systems, established by the land-use authority, where one exists", ISED's first sentence in paragraph 4, above, regarding ISED's default protocol is irrelevant.

ISED's second sentence of the noted paragraph above, regarding the LTC's alleged implied satisfaction with the process and its conclusion, is also irrelevant given the reliance on assertions that were found to be false after that date. Given the LTC's subsequent rescindment of its concurrence, how would any such implication be reasonable or fair in such circumstances?

Without prejudice, if ISED should consider that the Islands Trust new antenna siting protocol does not apply to Rogers' application, e.g. as it wasn't adopted by the LTC until November 2021 (even in light of the fact that the LTC asked and Rogers agreed to use that protocol (the "model protocol") and Rogers later asserted in the application process that they had used such model protocol), then we note that the Antenna Siting Policy adopted by the LTC since 2001 should apply, not the ISED Default process. The 2001 policy had been previously used by Rogers when siting a tower on Mount Tuam on Salt Spring Island (so Rogers were well aware of that policy), and that policy had never been revoked or replaced until the adoption of the Islands Trust model protocol in November 2021.

We note that construction of the tower has not yet commenced. We emphasize that the LTC has demonstrated a willingness to work with Rogers to site the tower in a more appropriate location. In addition, the LTC has made it clear to Rogers that if they wish to pursue construction of the tower at the original proposed site, they have every right to trigger the dispute resolution process with ISED under

CPC 2-0-03. And in the event that does occur, the LTC would implore ISED to review all the facts around the materially inaccurate and incomplete information provided by Rogers to the LTC during the application process. Rogers may, instead, elect to reapply for the site while properly following this protocol which was officially adopted by the Salt Spring LTC in November 2021.

Yours sincerely,

[LTC SIGNATURE]



Coastal British Columbia District
Lower Mainland Office
Spectrum Management Operations
1700 – 13401 108th Ave.
Surrey, BC V3T 5V6

May 17, 2022

Islands Trust
1-500 Lower Ganges Road
Salt Spring Island, BC V8K 2N8

Attention: Mr. Peter Luckman
 Chair, Salt Spring Island Trust Local Trust Committee

Dear Mr. Luckman:

**Subject: ROGERS Telecommunication Tower Proposal
 W2716 at Channel Ridge, Salt Spring Island**

I am writing to address your letter dated April 6, 2022 to Rogers Communications Inc. (Rogers) and its agent Cypress Land Services (Cypress) informing them of the decision to rescind the July 27, 2021 concurrence for the above mentioned antenna tower proposal W2716 at Channel Ridge, Salt Spring Island.

Please be informed that our office does not support your decision to rescind the concurrence.

Since the issuance of concurrence, by the Salt Spring Island Local Trust Committee (SS LTC), the only change in circumstances is the SS LTC's November 9, 2021 adoption of a new antenna siting protocol. Given the date of the policy adoption, it is not to be retroactively applied.

Our review of the conduct of the consultation process also found that Rogers was in compliance with Innovation Science and Economic Development's default process. SS LTC's July 27, 2021 concurrence also implied its satisfaction with how the process was conducted and its conclusion.

In addition, SS LTC did not provide any other valid rationale to support the rescindment.

Please reach out to the undersigned if you have any further questions.

Yours truly.

Ken Pungente
Director, Coastal Offices, STS-Western Region
Innovation, Science and Economic Development Canada / Government of Canada
Ken.Pungente@ised-isde.gc.ca / Tel: 250-470-5033

Directeur, bureaux côtiers, SST-Region de l'Ouest
Innovation, Sciences et Développement économique Canada / Gouvernement du Canada
Ken.Pungente@ised-isde.gc.ca / Tél: 250-470-5033

c.c. Rogers Communications and Cypress Land Services

From: Diana Pattison <[REDACTED]>
Sent: Monday, March 20, 2023 7:50 AM
To: Timothy Peterson; Jamie Harris; Laura Patrick; SSInfo; directorssi
Subject: Re: Please stop Rogers in Channel Ridge ASAP
Attachments: Image.jpeg; Image-1.jpeg

Good morning Trustees,

A quick note to say that over the weekend, someone made new markings on the ground for the Rogers tower. Images attached. We are suspecting that it was the Westtower truck / team that has been working on the Telus tower. We saw that truck go up both days to the site and no other vehicles.

We are picketing again this morning and will be asking that team upon arrival what their work orders are for.

Diana Pattison

On Mar 13, r at 3:39 PM -0700, Diana Pattison <diana@dianapattison.com>, wrote:

Hi again Trustees,

A quick note to say a heartfelt THANK YOU for sending that incredibly thorough and accurate letter and appendix to Michael Krenz at Rogers on Feb 14th. I have to say I was quite emotional when reading it; it contained the exact information we had been asking the LTC to communicate to Rogers for the last 6 months, so it was a **huge** relief to see the LTC spell it out so clearly for Rogers. Thank you for standing by your decision.

Sincerely,

Diana Pattison

On Wed, 8 Mar 2023 at 15:51, Diana Pattison <diana@dianapattison.com> wrote:

Hi there Timothy, Laura, Gary, and Jamie,
I'm Diana Pattison, I live at [REDACTED] from where the proposed Rogers cell tower site is located. I just reached out to each of you via phone and left a voicemail.

I am not surprised, but I am so angry and alarmed that Rogers has subcontracted a new company, Trylon, to proceed with building the tower at the site. Rogers didn't communicate any of the history to the contractors on site (or so they say), so it took **residents** to tell the new company workers in person that Rogers does not currently have permission to proceed at this site. Ridiculous!

I am deeply concerned and exhausted from monitoring this chain of events. We are not police and yet we regular people are having to keep watch over the egregious actions of a major corporation in our small neighborhood. The fact that they've strapped cameras to the trees because they don't trust the residents is disgusting and ironic. They are the ones who don't have permission to be here!

Yet again, we and our neighbours and community of roughly ~200 people that we

have on "watch" for this issue, are having to spend our time guarding and keeping an eye over these new contractors. The Trylon contractors have been instructed to keep watch on the site / access road for the next week. They have 1-2 trucks sitting parked each day (minus lunch break) keeping watch for picketing or anyone trying to tamper with the surveyor markings.

Silence is permission and this company CANNOT be allowed to monitor this site nor take action towards building. They do not have authority to build there!

We are ready to picket at a moment's notice. I am continually thankful for our incredible community that pulls together and deeply cares about this island. Our LTC board included!

Our local land use authority / LTC already told them "NO", and here comes Rogers again, taking over the site as if they have every right to do so.

We need to match their actions with a court injunction ASAP or at the very least, law enforcement at the site to uphold the wishes of our local authority.

On a personal note, I find it incredibly intimidating to be in conflict with these contractors, we need the support of law enforcement and our LTC, leading the way.

We shouldn't be having to stand up by ourselves out here. I am [REDACTED] and have a [REDACTED] I am not backing down from this but it's taking everything I have.

I am desperately asking each of you to take action.

Thank you.

Diana Pattison [REDACTED]







1-500 Lower Ganges Road, Salt Spring Island, BC V8K 2N8
Telephone **(250) 537-9114** Fax (250) 537-9116

Toll Free via Enquiry BC in Vancouver (604) 660-2421.
Elsewhere in BC **1-800-663-7867**

Email ssiinfo@islandstrust.bc.ca

Web www.islandstrust.bc.ca

March 23, 2023

File No.: SS-CELLA-2020.1

Via e-mail: ken.pungente@ised-isde.gc.ca

Ken Pungente
Director, Coastal Offices, STS-Western Region
Innovation, Science and Economic Development Canada

Dear Ken Pungente:

Re: Wireless Telecommunications Site at Channel Ridge, Salt Spring Island

I am writing to inform you that, along with the CRD Director Holman, the LTC has reviewed the file regarding the proposal to site a 40-metre cell tower at Channel Ridge. It is evident a great deal of time and effort has gone into this endeavour by Rogers, past members of the LTC, and by the residents most impacted by such a siting. We are aware that the previous LTC action in March 2022 to rescind the original July 2021 concurrence decision was appropriate, well within the jurisdiction granted to the land use authority within CPC 2-0-03, and consistent with direction provided to the LTC by the federal regulator (ISED) in October 2021.

As communicated to Rogers on February 14, 2022 by the previous Chair of the LTC, the newly-elected LTC are in full agreement with the decision to rescind concurrence and request that Rogers be required indefinitely suspend any development at the proposed site. Furthermore, we wish to be completely transparent in why we have reached this conclusion, and have thus provided the most significant reasons for rescission in an appendix to this letter.

I wish to further inform you that both the LTC and CRD are interested in working with Rogers and CREST to find a more appropriate location to site this proposed tower. Our staff are willing to work with you to locate a site that better meets the Salt Spring Island Local Trust Committee Antenna System Siting & Consultation Protocol, as well as Rogers' operational needs. We hope you can see the merit in moving forward with an alternate site.

Yours sincerely,

Timothy Peterson
Chair, Salt Spring Island Local Trust Committee
Islands Trust
tpeterson@islandstrust.bc.ca

Preserving and protecting over 450 islands and surrounding waters in the Salish Sea

Bowen Denman Hornby Gabriola Galiano Gambier Lasqueti Mayne North Pender Salt Spring Saturna South Pender Thetis

Cc: Michael Krenz, Government Relations Director, Real Estate and Municipal Affairs,
Rogers Communications
Susan Hart, Executive Director General, Spectrum Management Operations
Gordon Horth, Executive Director, CREST
John Wakefield, Salt Spring Island Emergency Program Coordinator
Islands Trust Council

Attachment:

1. Appendix – Reasons for LTC Rescission

APPENDIX – REASONS FOR LTC RESCISSION

A letter dated May 17, 2022 by Mr. Ken Pungente, ISED, informed the Salt Spring Island Local Trust Committee (SS LTC) that ISED was not supportive of the decision on March 22, 2022 to rescind the tower siting concurrence, stating there was no valid rationale provided to support the rescindment.

The SS LTC has reviewed the correspondence with ISED from October 2021 related to what constitutes valid rationale for rescindment, and have reviewed all information provided from ROGERS/CREST in their application. What follows is the SS LTC's rationale for the rescindment:

1. On October 8, 2021, Islands Trust staff reached out to the ISED Spectrum Management & Telecommunications branch to seek guidance on options available to the SS LTC post-issuance of the statement of concurrence. ISED's response on October 13, 2021 was as follows:

"Good day Kristine. Rescinding a letter of concurrence is not typical in situations such as this. If you believe that the LTC based its decision on inaccurate or incomplete information, then you may be able to consider this action."

2. In review of the ROGERS/CREST May 31, 2021 application submitted to the SS LTC requesting concurrence for a ROGERS cell tower at the Channel Ridge site, the application stated, "ROGERS and CREST have completed the public consultation process, following Islands Trust draft Model Public Consultation Protocol for Local Trust Areas." This was as we expected since SS LTC staff had previously directed the Proponents to use the draft Model Protocol as a guideline in their application process.
3. We have found multiple, substantive and material areas where the Proponents did not follow nor complete the draft Model Protocol, including (but not exhaustive):
 - a. **Section 3.2 G 5 Public Information Sessions** requires that "The LTA requests the Proponent chair a public information meeting for all proposed Telecommunication Antenna System(s) exceeding 15 metres in height or where there is significant public interest in the new free standing proposed Telecommunication Antenna System."

The SS LTC requested the Proponents to hold an in-person meeting in November 2021 and the request was not completed.

- b. **Section 3.2 G 2(a) (1&2) Pre-Consultation with the LTA** requires that Prior to submitting an antenna system proposal:
 - i. the Proponent provides the LTA representative potential locations and invites feedback on preferred locations and/or designs; and,
 - ii. *Site Investigation Meeting* – Based on comments from the pre-consultation step, the Proponent will provide a summary of a site-specific location, including **Alternative Locations**: summary of what other alternative locations were considered; and,
 - iii. give opportunity for the LTA to provide initial feedback to the Proponent; and,
 - iv. identify any potential sensitive community locations as defined by this policy.

Preserving and protecting over 450 islands and surrounding waters in the Salish Sea

Bowen Denman Hornby Gabriola Galiano Gambier Lasqueti Mayne North Pender Salt Spring Saturna South Pender Thetis

At no time prior to their November 19, 2020 tower proposal did the Proponents hold pre-consultation sessions with the SS LTC, and furthermore, the Proponents never suggested any alternative sites nor considered the sensitive community locations as defined in the draft Model Protocol. Furthermore, we have subsequently learned Rogers negotiated a land use agreement with Onni in January 2020 for the specific siting proposed; a full 11 months before approaching the SS LTC.

- c. **Section 4.2 C Discouraged Locations** provides definitions that would eliminate the proposed Channel Ridge site as a viable option. Discouraged Locations for siting a Telecommunications Antenna System include:
 - i. Locations directly in front of doors, windows, balconies or residential frontages.
 - ii. Land zoned for nature protection.
 - iii. Environmentally sensitive ecosystems as defined in the Official Community Plan.
 - iv. Medium and high density residential areas as defined by the Local Trust Area.
- d. **Section 3.2 G 2(b) Application Submission to the LTA requires in paragraph VIII Title Search:** a copy of a title search (dated within the past 30 days of proposal submission) and any restrictions, restrictive covenants, easements or rights-of-way registered against the lands the Telecommunication Antenna System is proposed on;

The Proponents failed to inform the SS LTC in their application submission about **Covenant FB102667** – which states the Lands must not be built upon except in accordance with the Master Development Plan. That Master Development Plan does not include the siting of a cell tower.

- 4. Subsequent to the concurrence decision, the SS LTC were made aware that there is a complex of archaeological sites atop of Channel Ridge (the location proposed by the Proponents), including several inland shell middens, lithic scatters, a hearth feature, and two petroglyph rock art boulders. This is information the Proponents should have included in their application, however, it was omitted.

As a result, we consider the application to have been incomplete. Had we known about the archaeological importance of this site to First Nations, the SS LTC would have required both an archaeological assessment as well as a consultation with vested First Nations and requested their concurrence.

CPC 2-0-03 enables the Land Use Authority to define the protocol that must be completed by a Proponent to obtain a concurrence decision. By statements made in their application, the Proponents clearly knew that completion of the draft Model Protocol was required for concurrence. The Proponents falsely asserted they had fulfilled the protocol, provided inaccurate information, and omitted material information in their application, which are valid reasons for rescindment of the concurrence decision.

From: Diana Pattison <[REDACTED]>
Sent: Friday, March 24, 2023 9:59 AM
To: Timothy Peterson; Jamie Harris; Laura Patrick; SSInfo; directorssi
Subject: BYLAW enforcement is NEEDED in channel ridge! Please!
Attachments: Imports - 1 of 11.jpeg; Imports - 2 of 11.jpeg; Imports - 5 of 11.jpeg;
Imports - 3 of 11.jpeg; Imports - 4 of 11.jpeg; Imports - 6 of 11.jpeg;
Imports - 7 of 11.jpeg; Imports - 9 of 11.jpeg; Imports - 8 of 11.jpeg;
Imports - 10 of 11.jpeg; Imports - 11 of 11.jpeg

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Trustees,

We've had a very difficult morning in Channel Ridge. Together with other community members we legally picketed, informed the contractors that they are effectively participating in an illegal build, and sadly marched up the road with the huge digger as there is nothing left for us to do but get arrested. We are angry and upset that Rogers is proceeding and need support from our government!

Warren Dingman needs to STEP UP and issue a stop work order immediately. We cannot let Rogers push its way past your orders! This is absolutely insane and frustrating beyond measure. To have the police there from 7am and essentially escorting Rogers is embarrassing to the LTC and to our island.

Respectfully, pressure needs to be put on your staff and Bylaw enforcement to take action immediately and uphold your Feb 14th letter. The police said this is what needs to happen.

Rogers will start digging today. We know this because the contractor is on site and beginnnging shortly. He is very communicative with us.

Can one of you or all of you come to the site to see this first hand? Police and picketers are still there, and the Driftwood.

My photos are attached.

Diana

From: Robmich Forde <[REDACTED]>
Sent: Friday, March 24, 2023 4:47 PM
To: SSInfo
Subject: Rogers

Dear Staff;

Please do what ever is necessary to stop Rogers in putting up the tower in Channel Ridge. It is absolutely wrong that they think they can do this after the LTC has rescinded the application. Thank-you for your help in this matter.

Sincerely,
Michelle Forde.
Sent from my iPad

From: Oona McOuat <[REDACTED]>
Sent: Friday, March 24, 2023 11:32 AM
To: Timothy Peterson; Jamie Harris; Laura Patrick; SSInfo;
directorssi@crd.bc.ca
Subject: Please Issue a Stop Work Order ASAP at Channel Ridge Site

Dear Trustees and Director Holman,

As I am sure you have heard this morning from multiple sources, a stop work order, issued and enforced by an Islands Trust Bylaw Enforcement Officer, is urgently needed at the Canvasback Place cell tower site.

I join my voice with many others, and implore you to please respond to this request as quickly as possible,

All the Best,
Oona

Oona McOuat



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Virus-free. www.avast.com

From: Paul Pattison <[REDACTED]>

Subject: Rogers has beaten the Islands Trust? HELP!

Date: March 24, 2023 at 12:58:48 PM EDT

To: tpeterson@islandstrust.bc.ca, jharris@islandstrust.bc.ca, patrick@islandstrust.bc.ca, directorssi@crd.bc.ca, elizabeth.may@parl.gc.ca, adam.olsen.mla@leg.bc.ca, epeacock@driftwoodgulfislandsmedia.com, editor@vicnews.com, bcassignment@bellmedia.ca, Diana Pattison <[REDACTED]>, Julian CLARK <[REDACTED]>

Dear members of Islands Trust, Mr Olsen, and Ms May,

My name is Paul Pattison and I am a resident of Salt Spring Island. I write with a DESPERATE plea for help.

Despite NOT having approval from our locally elected officials, Rogers has moved ahead with construction of a new ILLEGAL cell tower just meters away from nearby residential homes.

How can this stand? We have ample legal and procedural reasons for the cell tower to be somewhere else. I won't go into detail in this email as I know you have all been provided it many times.

Rogers is now digging! There is NO MORE time for discussion. We need action! We need your help. The excavators are on site — they are DIGGING.

Ms May, you inspired us when you talked to us on Nuclear Proliferation Day. We have been fighting this battle for over a year. We have held Rogers back but we can only do so much. We've protested, we've picketed, we've stood in front of the excavators.

We need an injunction. We need action. We need our elected officials to listen and help!

Will you help us?!

Paul

From: Miguel and Whileen <[REDACTED]>
Sent: Friday, March 24, 2023 11:21 AM
To: Timothy Peterson; Jamie Harris; Laura Patrick; SSInfo;
directorssi@crd.bc.ca
Cc: Team CROC
Subject: Rogers and Illegal Channel Ridge Cell Tower

Hello:

Please act quickly to enforce the Islands position regarding the illegal erection of the Rogers Cell tower.

The RCMP have advised that a bylaw officer must issue a **"STOP WORK ORDER IMMEDIATELY"**

If Rogers is not stopped it will set a very bad precedent for Onni and other companies developing and doing what they want on Salt Spring Island and anywhere else. We must show this company that they are not all powerful.

If they are able to continue they will argue that they have already invested money into the project and it would be expensive for them to stop.

ACT NOW, IT IS URGENT

[REDACTED]
Concerned Channel Ridge Resident

From: Charlotte Robinson <crobinson@crest.ca>
Sent: Monday, March 27, 2023 2:49 PM
To: Timothy Peterson
Cc: SSIInfo; Salt Spring Island Local Trust Committee;
michael.krenz@rci.rogers.ca; susan.hart2@ised-isde.gc.ca; ssiepc@crd.bc.ca;
exeadmin@islandstrust.bc.ca; Jennifer Baddeley; Gordon Horth
Subject: Wireless Telecommunications Site at Channel Ridge, Salt Spring Island Letter
from CREST
Attachments: Channel Ridge CREST LTC Chair March 2023.pdf

Hello Chair Peterson,
Please see attached to this email a letter from the CREST General Manager regarding the
wireless telecommunication site at Channel Ridge on Salt Spring Island, BC.

Thank you,
Charlotte





EMERGENCY COMMUNICATIONS

Unit 110-2944 West Shore Parkway, Victoria, BC V9B 0B2

Phone 250.391.6552 | Fax 250.391.1601 | **CREST.CA**

March 27, 2023

File No.: SS-CELLA-2020.1

Islands Trust
1 -500 Lower Ganges Road
Salt Spring Island, BC
V8K 2N8

Via: e-mail: tpeterson@islandstrust.bc.ca

Dear Chair Peterson,

Re: Wireless Telecommunications Site at Channel Ridge, Salt Spring Island

Thank you for the copy of your recent letter to Ken Pungente. Given CREST is planning to collocate on the Rogers infrastructure I would like to provide some information.

The Channel Ridge site selection was a result of many considerations. Existing structures and other sites were initially reviewed during the site selection process. After careful examination, it was determined there are no viable existing structures in the area that would be suitable for the operations of CREST network equipment.

CREST initiated discussions with the property owner, **starting in March 2017**. The property owner would only consider the existing utilities site, which has a water reservoir and a Telus cell tower, both of which have been in use for at least two decades. Other sites on their property were not supported by the owner. Based on my interactions with a number of officials from the property owner over the last 6 years, I can say with some certainty the current building site is the only site that Onni will grant permission on.

The new Channel Ridge location would improve communications for first responders (police fire, and ambulance) in an area where they have experienced challenges accessing reliable coverage. Please see the attached endorsement we received during the public consultation process in 2021 from the local BC Ambulance Station. The same kind of strong support is found with the fire and police services on the Island.

On the basis of the LTC decision to support the staff recommendation of concurrence on Channel Ridge site, CREST has spent approximately \$250k to secure the appropriate telecommunications equipment and infrastructure that would be housed at Channel Ridge. That investment remains dormant, sitting in a warehouse. That investment could have been allocated to another area of the CRD to improve public safety.

While it is appreciated that LTC staff would be prepared to look at alternative sites to improve public safety on the northwest side of the Island, I would note CREST has been unsuccessful in getting support for first responder improvements on SSI for our network for decades.

Sincerely,

A handwritten signature in black ink, appearing to read 'Gord Horth', with a large, loopy initial 'G'.

Gord Horth
General Manager

CC: ssiinfo@islandstrust.bc.ca, saltspringislandlocaltrustcommittee@islandstrust.bc.ca,
michael.krenz@rci.rogers.ca, Susan.hart2@ised-isde.gc.ca, ssiepc@crd.bc.ca,
exadmin@islandstrust.bc.ca, jbaddeley@islandstrust.bc.ca

Attachment:

BCAS e-mail

April 15, 2021

I am contacting you on behalf of BC Emergency Health Services (BCEHS) Station 103 on Salt Spring Island.

As the local Salt Spring Island Paramedic Station, we are in strong support of the proposed CREST emergency telecommunications tower in Channel Ridge.

BCEHS provides prehospital emergency health services to the province of BC, and in the southern Vancouver Island district, the CREST radio system is our primary method of radio telecommunication for all routine, urgent and emergent requests for service.

BCEHS is an integral component as part of the emergency response team on Salt Spring Island and the use of CREST emergency communication frequencies are a crucial tool to safely dispatch, update, and coordinate emergency paramedic resources both on and off Salt Spring Island.

During Inter agency responses and larger scale civil or community emergencies, the CREST system provides an important link between other responding emergency agencies, by using various CREST Tactical channels or the Fire-Ambulance-Police (FAP) channel. This allows each agency to coordinate their different emergency response resources at a unified or Emergency Operations Centre (EOC) command level as well as relaying and receiving information to/ from teams and units in the field. These Incident Command Posts or EOCs can often be located in the field away from a fixed building and will rely extensively on radio or cell phone communication.

CREST has identified areas where there are gaps in adequate radio communication coverage, and with the added tower in Channel Ridge to add additional repeater capability, this will provide BCEHS significantly improved communications on the north western side of Salt Spring Island. This translates to improved safety of responding agencies in the event of a paramedic crew emergency, improves the ability to request additional resources for challenging patient conditions and situation, better coordination between allied agencies and improved crucial information flow to and from incident sites to our Dispatch Centres.

In addition to the CREST radio repeater coverage, the improvement of cellular communication in this area of the island will improve access to 911 services in areas where there is currently no or poor cellular coverage, allowing Paramedic crews to use a secondary method of communication to access higher levels of care, provide sensitive and critical information , as well as have consultations with BCEHS Provincial Physicians and Specialist Paramedics.

The public will also have significantly better access in initiating calls for assistance to 911 when away from a landline telephone in an emergency situation, reducing the need to move to an area with better cellular reception.

BCEHS Station 103 – Salt Spring Island Paramedics fully support the proposed tower in Channel Ridge due to the significant benefits it will provide to Emergency Paramedics as well as the Salt Spring community accessing emergency medical assistance.

Best Regards,

Jason Grindler

Acting Unit Chief – Station 103 (Ganges) | South Island District

BC Ambulance Service – Island Districts

Provincial Health Services Authority

275 Park Drive

Salt spring Island, BC V8K 2S1

From: Nomi L <[REDACTED]>
Sent: Wednesday, March 29, 2023 5:45 PM
To: SSIInfo
Subject: Re: Shameful Rogers bullying

L is for Lyonns

On 2023-03-29 1:12 p.m., SSIInfo wrote:

Good afternoon Nomi,

Thank you for your email. Please note that in order for your correspondence to make up part of the public record, we require your first and last name as laid out in the Islands Trust's [Correspondence Policy](#).

Please let me know if you have any questions.

Cheers,

Jenn Baddeley (*she/her/hers*)

Acting Planning Team Assistant

Islands Trust | T: 250-538-5609

From: Nomi L <[REDACTED]>
Sent: Friday, March 24, 2023 1:39 PM
To: Laura Patrick <lpattick@islandstrust.bc.ca>; directorssi@crd.bc.ca; SSIInfo <ssiinfo@islandstrust.bc.ca>; Jamie Harris <jharris@islandstrust.bc.ca>; Timothy Peterson <tpeterson@islandstrust.bc.ca>
Subject: Shameful Rogers bullying

Hi Folks,

I know the LTC says they're standing up for the folks on channel ridge but who's going to actually going to make the stop work order stick? Not the police by all accounts.

That leaves you, all of our elected officials to decide: Where does the corporate bullying stop if not with you?

PLEASE ACT now.

Thank you,

Nomi

From: Oona McOuat <[REDACTED]>
Date: March 28, 2023 at 23:18:07 EDT
To: Timothy Peterson <tpeterson@islandstrust.bc.ca>, Laura Patrick
<lpattick@islandstrust.bc.ca>, Jamie Harris <jharris@islandstrust.bc.ca>
Subject: Rogers Tower Siting Letter to Hornby LTC by Lawyer Carla R. Conkin
Reply-To: Oona McOuat <[REDACTED]>

Hi Tim, Laura & Jamie,

I hope you are enjoying this beautiful weather!

Thanks so much for sending the letter to ISED on Friday.

A colleague just sent me the attached letter written last week to the Hornby LTC by environmental and regulatory legal counsel Carla R. Conkin. It was sent by Conkin to them in response to a Rogers tower siting application on that island.

Although Hornby is in a much different phase of the siting proceedings, some of the points the letter makes in relation to the principles of administrative law - applicable to both federal level and local level decision makers - and *the Islands Trust Act* might be of help as you prepare for Friday's meeting with ISED. (Specifically the sections on *Adequate Assessment - Environmental Impacts* (pg 3) and *Insurance, Liability and Responsibility* (pg 4),

Warmly,
Oona

Oona McOuat

[REDACTED]

[REDACTED]

The information contained in this e-mail is intended only for the individual or entity to whom it is addressed. Its contents (including any attachments) are confidential and may contain privileged information. If you are not an intended recipient you must not use, disclose, disseminate, copy or print its contents. If you receive this e-mail in error, please notify the sender by reply e-mail and delete and destroy the message.

CARLA R. CONKIN

Barrister & Solicitor

March 22, 2023

VIA EMAIL:

tpeterson@islandstrust.bc.ca; aallen@islandstrust.bc.ca; gscott@islandstrust.bc.ca;
northinfo@islandstrust.bc.ca

File No.: 01011

Islands Trust
Hornby Island Local Trust Committee
LTC Trustees, Tim Peterson (LTC Chair), Alex Allen, Grant Scott

Dear Local Trust Committee,

RE: Rogers Communications Radiocommunications Tower – Hornby Island

I have been retained by a local residents' group, known as the Concerned Residents of Hornby Island, who have formed to protest and oppose the proposed 63 metre Rogers Communications Radiocommunications Tower to be erected on Hornby Island. I submit the following comments and concerns on their behalf. This letter is provided in conjunction with my client's submission of the same date.

I understand that the proposed Rogers tower will be used for expanding services to include 4G, and ultimately 5G, coverage to Hornby Island and the surrounding area. I also understand that there has already been approval and commencement of construction for a fibre optic project in the area that will provide dependable internet access and coverage, and that there is existing cell coverage available to Hornby Island via other towers located off island. It is not clear at this time, if there are other off-island alternatives to the proposal, or whether alternatives have been assessed.

Fair Process and Public Consultation Concerns

There has been some confusion or differing messages about whether this project would be on the agenda for the LTC meeting to be held on March 24, 2023 and whether there is a possibility that a decision could be made to approve/provide written concurrence in favour of the project. Similarly there are 'indications' that in time for this LTC meeting, the LTC may have a report

from its Islands Trust technical staff as well as a report from the Proponent, represented by Sitepath Consulting. It remains unclear how the public may gain access to these reports, to fully understand the status and nature of the project, and to meaningfully participate and provide comment.

Most simply there is no clarity as to a process that sets out what will be considered, and at what stage the proposed project is being reviewed by the LTC, if at all on March 24, 2022 or what the future process steps will involve.

I also understand that there is a set protocol for public consultation set by Innovation, Science and Economic Development Canada (ISED) who has federal jurisdiction and authority for installations of this nature as proposed. Before authorizing the installation, letter(s) of concurrence are requested by local government authorities once an adequate public consultation process is completed. The ISED has a default process or set of minimum requirements, however there is room for expansion of the consultation process for the local government authority if it is warranted given context.

To this end, the Hornby Island LTC has approved the Model Strategy for Antenna Systems Local Planning Committee (as of September 9, 2022) which incorporates the ISED protocol and has further augmented requirements for public consultation.

As we know, considering the principles of administrative law, applicable to both federal level and local level decision makers, it is a fundamental component of the permitting approval process to ensure that proper and adequate public consultation is achieved, that affected residents have the opportunity to review the proposal, to provide comments and questions, and to meaningfully participate.

Beyond the process concerns noted regarding the upcoming LTC meeting, there are other process concerns as per the following, which do not appear to be unique given the widespread controversy, opposition and concerns regarding inadequate information related to the tower proposals on Vancouver Island, within the CVRD for example:

- There are indications that many Hornby islanders have limited to no information on this tower installation; including missing proposal packages and a lack of information to adequately participate within notice periods or otherwise; essentially, if the quality of the information sharing is lacking then the rest of the public consultation process is undermined;
- There have been no in-person public sessions to adequately engage the proponent and the LTC, to ensure there is sufficient information to meaningfully participate and provide relevant comments. While there were a couple of virtual Teams sessions, not all residents know or have the technical capacity to properly engage in this format. Furthermore there were technical difficulties and parties could not sign on or participate effectively on-line.

These are substantive and significant limitations on the efficacy and integrity of adequate public consultation. Regardless of notice in local newspapers and time within which to comment, if impacted residents are not able to meaningfully participate to hear and engage with the Proponent, then continuity of information could easily be lost and the ability to provide full comment and questions is compromised.

The Model Strategy contemplates that the ISED protocol could be restrictive and that adequate consultation could take longer. To this end the LTC has the ability to adjust the consultation process appropriate to its context, including expanding the radius , notice time periods and information/consultation sessions. Currently the Model Strategy objectives are not being met:

G. Consultation Process

1. Consultation Objectives

The *protocol* for public consultation is designed to:

- inform;
- incorporate local knowledge;
- harmonize with ISED regulations and guidelines;
- be transparent;
- be consistent;
- be predictable; and
- be expeditious.

The process does not inform, incorporate local knowledge, is not transparent, consistent or predictable.

We therefore request that the LTC delay any concurrence decisions until a clear process is confirmed for the public, along with updated information, and associated reports to be provided to island residents, with reasonable time for review, along with proper in-person public consultation meeting(s) to be held with the Proponent and the LTC .

Adequate Assessment – Environmental Impacts

As previously noted, we are not aware of the LTC's review and assessment of the project in relationship to its *Islands Trust Act* statutory object, to preserve and protect the environment, and

its OCP and Land Use Bylaw requirements and policies in this regard. For example, it would be useful to understand how the LTC plans to reconcile Hornby Island OCP – advocacy policy at 5.5.5, pg 41 “Industry Canada is encouraged to prohibit commercial microwave towers and satellite antennae on Hornby Island.” Industry Canada is now the ISED.

We also know that the project is proposed to be located within environmentally sensitive ecosystems. There will also be detrimental impacts on view and scenic quality as the tower will be visible throughout the island’s central district. What is the assessment on these valued components, and cumulative impacts? Given the special mandate of the Islands Trust and the LTCs as decision makers, we know that impacts on the environment and cumulative impacts are necessarily scaled much higher in magnitude given the fragility and limited capacity of small islands such as Hornby Island. My client’s submission provides further details on the significant public concern regarding impacts on birds, pollinators, and fire risk, in particular.

We therefore request that the LTC ensures that a full and proper environmental assessment in accordance with its unique mandate under the *Islands Trust Act*, be fulfilled, and that such assessment is made available for public review and comment, so that the LTC can make a fully informed decision about this project.

Significant Public Concern and Risk

If the fundamentals of public engagement are not achieved, such as adequate information and time to engage, then the concerns and worries mount. The protests and opposition will invariably increase because the efficacy of the process is in question. It also taints the decision making because the decision maker cannot adequately decide or effectively balance risks. For example, ISO 31000 sets out the fundamentals of risk management to include both quantitative and qualitative risk assessment in making sound evidence-based decisions. In this case the necessary and critical qualitative risk assessment, coming from local and affected parties, is missing because the public consultation process is inadequate.

As a result of growing controversy of these towers, for health and environment reasons, the failure to provide a fulsome in-person public consultation on this matter also impacts public concern and exacerbates worries about the risks of these types of projects. While it is clear that the federal authority ISED states that Code 6 is sufficient and that inquiries and concerns should be directed to Health Canada, in writing any kind of concurrence letter it is imperative that local LTC decision makers properly and fully assess risks with these types of developments. To this end, it is not a matter of dissecting whether Code 6 is sufficient, but to recognize that if the public consultation is deficient there will be corresponding impact on trust and diminishing efficacy for decisions made without this integral consideration. In other words the public consultation becomes an optics exercise, without substance.

Insurance, Liability and Responsibility

Another basis for concern is about what happens if there are damages and injury in the short or longer term resulting from the project? Again a failed public consultation process exacerbates these public concerns. My client is interested in being proactive and preventative and they and other residents wish to impart the critical local knowledge that needs to inform decision making.

However, if the project moves ahead without adequate assessment, has the LTC considered exposure and appropriate and adequate safeguards for responsibility of Rogers in terms of Hornby Island and its residents? One of the concerns is whether there can be adequate insurance and security in place to effectively protect the public and environmental interests. For example, there are indications that insurers will not cover health effects, environmental damage and injury arising from RFR and 5G related illnesses or impacts. This is a very controversial issue that is driving significant concern. This is a long-term issue that requires consideration in terms of impacts, including cumulative impacts.

Is the LTC certain that in providing its concurrence, or in essence, its approval that the residents and the environment of Hornby Island are protected should damage occur? Should there be insufficient impact knowledge and evidence, it would seem that this would be a ripe occasion to implement the Precautionary Principle. Alternatively, how is the LTC risk managing exposure?

We therefore request that the LTC provide information about insurance and security coverage and adequacy for public information and comment.

We know that there is significant discord growing over the environmental and health impacts arising from these tower installations. Process concerns abound. For example, the Telus tower proposed for Qualicum Beach, represented by the same consultant, Sitepath Consulting, indicates that the ISED process has not been followed, that there have been allegedly deliberate attempts to mislead the public, proposal packages not being received by residents within the distance parameters, lack of notice for residents within the ranges; incomplete newspaper notifications etc.

Most recently, earlier in March of 2023, the CVRD deferred another tower project decision with Telus in Area B until adequate environmental impact information from a qualified environmental risk assessor, and adequate consultation with the K'omoks First Nation is addressed. Of course the CVRD does not have the unique mandate of the Islands Trust regarding its statutory object in s. 3 of the *Islands Trust Act*. As such, environmental considerations, given the unique amenities and environment of the trust area, require overriding attention on the preservation and protection of the delicate environmental balance, islands such as Hornby require.

In coming to the end of my comments, I understand that a petition has been provided with hundreds of signatures voicing the concerns of residents who desperately want the LTC to oppose Rogers' project. Additional residents have also supported other letters submitted against the project, and still other residents are coming on board to support future letters of protest.

As a final request at this time we ask that the full consultation record provided by the Proponent, be provided for public review and comment.

In light of the foregoing, should a decision be made to approve this project without, at a minimum, addressing the concerns outlined, then there would be more than sufficient evidence to challenge on the basis of a lack of due process and unreasonable decision making.

Thank you for considering this submission, along with my client's submission.

Please note that this legal assistance is being supported by West Coast Environmental Law and the Environmental Dispute Resolution Fund, to provide access to justice to those who would not otherwise be able obtain legal support.

Respectfully yours,



Carla R. Conkin, LL.B.

carlaconkin@protonmail.com

cc. William Thomas c/o Concerned Residents of Hornby Island via email
West Coast Environmental Law via email

April 2, 2023

To: Prime Minister Trudeau

Copy: Conservative Leader Pierre Poilievre, NDP Leader Jagmeet Singh, Block Leader Yves-Francois Blanchet, Green Party Leader Elizabeth May, Industry Minister Francois-Philippe Champagne, Rogers CEO Tony Staffieri

Tim Peterson, Jaime Harris, Laura Patrick with the Islands Trust

Globe & Mail, Toronto Star, National Post, Vancouver Sun, Times Colonist, Driftwood, CBC News, Go Public, CTV News, Global News, CHEK-TV

Re: Industry Minister's Words Ring Hollow

Dear Prime Minister Trudeau,

When your government announced the approval of the Rogers takeover of Shaw Communications last Friday, Industry Minister Champagne attempted to comfort critics of the deal with stern words for Rogers and the telecommunications industry as a whole. Minister Champagne vowed to “be like a hawk on behalf of Canadians” to ensure compliance with conditions of the deal; and, with regards to enforcement, Minister Champagne said he “would not mess with the regulator”.

Ironically, on the same day, Innovation, Science and Economic Development (ISED - the federal regulator for cell tower siting under the responsibility of Minister Champagne) advised officials from our local government that even though **Rogers falsified their application** to construct a cell tower in the midst of our medium density residential neighbourhood, there was nothing our local government could do to stop the development.

In May 2021, Rogers applied to the Salt Spring Island (BC) Local Trust Committee (SS LTC - our land-use authority under the BC Government Islands Trust Act of 1974) to site a 40 meter cell tower in a residential area known as Channel Ridge, approximately 40 meters from the nearest home. Based on Rogers assertion that they had completed the required protocol, the SS LTC provided concurrence with the siting in September 2021. However, soon thereafter it became evident to the SS LTC that Rogers had not fulfilled the protocol as asserted. When the SS LTC reached out to ISED in October 2021, ISED advised the concurrence decision could be rescinded if inaccurate or incomplete information was provided during the application process.

Upon further investigation, the SS LTC concluded Rogers' proposed site for the cell tower construction was not in compliance with the required protocol, and furthermore, had Rogers not falsified their application that particular site could not have been chosen. As a result, the SS LTC rescinded their concurrence decision in March 2022 and asked Rogers to suspend development activity.

In May 2022, in what has the appearance of a conflict of interest, ISED wrote to the SS LTC indicating they didn't support the rescindment decision. This letter was not pursuant to any formal dispute being

filed under the regulations (CPC 2-0-03), and hence the basis upon which it was written is questionable. Furthermore, the writer had filled a position at ISED that the Rogers executive responsible for the proposed tower siting had recently vacated.

Minister Champagne and ISED were fully briefed in July 2022 with respect to both Rogers falsifying their cell tower siting application and the appearance of a conflict of interest. The SS LTC wrote to Rogers, with copy to ISED, on numerous occasions (July 2022, November 2022, and February 2023) requesting that Rogers suspend construction of the tower at the proposed site. In their most recent communication to Rogers with copy to ISED, the SS LTC stated:

“By statements made in their application, the Proponents (Rogers and CREST) clearly knew that completion of the draft Model Protocol was required for concurrence. The Proponents (Rogers and CREST) falsely asserted they had fulfilled the protocol, provided inaccurate information, and omitted material information in their application”.

The residents of Salt Spring Island, and more specifically Channel Ridge, are not against cell towers. In fact, they and the SS LTC have suggested alternate sites on 570 hectares of bare land adjacent to Rogers’ proposed site, which has several locations of equal or greater elevation.

It’s incredibly concerning that one of Canada’s premiere public companies would falsify their application to a local land use authority when federal regulations require them to work together so that local tower siting preferences and concerns are respected. It’s worse that this supposed premiere company has not only bullied the local Channel Ridge community, but also run rough shod over the local government to avoid having to play by the rules. But the most egregious and sickening factor in this entire debacle is that the regulators, a federal department that reports to your Minister of Industry, are aiding and abetting this travesty.

For Minister Champagne to talk tough to Rogers and the telecommunications industry on compliance with regulation and hard-hitting enforcement is laughable! His absence in the farce being played out on Salt Spring Island, and ISED’s conduct in allowing Rogers to push through development of a cell tower based on a falsified application, demonstrates that Minister Champagne is not walking the talk!

The SS LTC have indicated they intend to trigger the dispute mechanism provided for under the federal antenna siting regulations. We believe this process will provide ISED and Minister Champagne with an opportunity to comprehensively review the application process inadequately followed by Rogers in 2021. And in the event they find that Rogers did falsify their application, they should immediately reverse course and demand that Rogers cease development at the proposed site. Anything less will clearly reveal that Minister Champagne’s words ring hollow!

Julian Clark
Spokesperson for the Concerned Residents of Channel Ridge
Salt Spring Island, BC

██████████
████████████████████

From: Jennifer Baddeley
Sent: Tuesday, April 4, 2023 1:57 PM
To: 'ken.pungente@ised-isde.gc.ca'
Cc: Salt Spring Island Local Trust Committee; 'Michael.Krenz@rci.rogers.ca'; 'tawny@cypresslandservices.com'
Subject: Wireless Telecommunications site at Channel Ridge, Salt Spring Island
Attachments: SS-CELLA-2020.1_2023-04-04_CHutton to ISED_LTR.pdf

Good afternoon Mr. Pungente,

Please see attached to this email a letter from Chris Hutton, Regional Planning Manager for the Islands Trust Salt Spring Local Trust Committee, regarding the wireless telecommunications site at Channel Ridge on Salt Spring Island, BC.

Cheers,

Jenn Baddeley (*she/her/hers*)

Acting Planning Team Assistant

Islands Trust | 1-500 Lower Ganges Road | Salt Spring Island, BC V8K 2N8

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You can also reach us toll-free via Service BC 1-800-663-7867 | 604-660-2421

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I respectfully acknowledge that the Islands Trust Area is located within the treaty lands and territories of the BOKEĆEN, Cowichan Tribes, K'ómoks, Lyackson, MÁLEXEL, Qualicum, scəwəθən, səliwətaʔ, SEMYOME, shishálh, Skwxwú7mesh, Snaw-naw-as, Snuneymuxw, Songhees, Spune'luxutth', SṠÁUTW, Stz'uminus, ʔaʔəmen, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, WJOLELP, WSIKEM, Xeláltxw, Xwémalhwu, Xwsepsum, and xʷməθkʷəy̓əm First Nations. Islands Trust is committed to reconciliation and to working together to preserve and protect this ecologically, culturally, and spiritually significant region in the Salish Sea.



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Web www.islandstrust.bc.ca

April 4, 2023

File No.: SS-CELLA-2020.1

Via e-mail: Ken.Pungente@ised-isde.gc.ca

Ken Pungente
Director, Coastal Offices, STS-Western Region
Innovation, Science and Economic Development Canada / Government of Canada

Dear Ken Pungente,

Re: Wireless Telecommunications site at Channel Ridge, Salt Spring Island

The Salt Spring Local Trust Committee (SS LTC) has passed the resolution below on April 3, 2023, and we are requesting to file this resolution with ISED.

That the Salt Spring Island Local Trust Committee request staff to file an Impasse with the Minister of Innovation, Science and Economic Development Canada regarding the rescission of concurrence for the Rogers tower proposal on Channel Ridge.

Please do not hesitate to contact us if you have any questions, or if you have further requirements to move forward with a filing.

Sincerely,

Chris Hutton
Regional Planning Manager
Salt Spring Island Team
chutton@islandstrust.bc.ca

Cc: Timothy Peterson, Chair, Salt Spring Island Local Trust Committee, Islands Trust
Michael Krenz, Government Relations Director, Real Estate and Municipal Affairs, Rogers Communications
Tawny Verigin, Manager of Government Affairs, Cypress Land Services Inc.

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Bowen Denman Hornby Gabriola Galiano Gambier Lasqueti Mayne North Pender Salt Spring Saturna South Pender Thetis



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April 5, 2023

File No.: SS-CELLA-2020.1

Via e-mail: Ken.Pungente@ised-isde.gc.ca

Ken Pungente
Director, Coastal Offices, STS-Western Region
Innovation, Science and Economic Development Canada / Government of Canada

Dear Ken Pungente:

Re: Wireless Telecommunications site at Channel Ridge, Salt Spring Island

Following up on the letter sent to you on April 4, 2023, The Salt Spring Local Trust Committee (SS LTC) is requesting an impasse regarding the above noted proposal. Please see the resolution below, dated on April 3, 2023, for more information.

That the Salt Spring Island Local Trust Committee request staff to file an Impasse with the Minister of Innovation, Science and Economic Development Canada regarding the rescission of concurrence for the Rogers tower proposal on Channel Ridge.

The Salt Spring Local Trust Committee is requesting this impasse based on the grounds identified in the attached appendix.

Please do not hesitate to contact us if you have any questions.

Yours sincerely,

Chris Hutton
Regional Planning Manager
Salt Spring Island Team
chutton@islandstrust.bc.ca

Attached: Appendix – Reasons for LTC Rescission

Cc: Timothy Peterson, Chair, Salt Spring Island Local Trust Committee, Islands Trust
Michael Krenz, Government Relations Director, Real Estate and Municipal Affairs, Rogers Communications
Tawny Verigin, Manager of Government Affairs, Cypress Land Services Inc.

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Bowen Denman Hornby Gabriola Galiano Gambier Lasqueti Mayne North Pender Salt Spring Saturna South Pender Thetis

APPENDIX – REASONS FOR LTC RESCISSION

A letter dated May 17, 2022 by Mr. Ken Pungente, ISED, informed the Salt Spring Island Local Trust Committee (SS LTC) that ISED was not supportive of the decision on March 22, 2022 to rescind the tower siting concurrence, stating there was no valid rationale provided to support the rescindment.

The SS LTC has reviewed the correspondence with ISED from October 2021 related to what constitutes valid rationale for rescindment, and have reviewed all information provided from ROGERS/CREST in their application. What follows is the SS LTC's rationale for the rescindment:

1. On October 8, 2021, Islands Trust staff reached out to the ISED Spectrum Management & Telecommunications branch to seek guidance on options available to the SS LTC post-issuance of the statement of concurrence. ISED's response on October 13, 2021 was as follows:

"Good day Kristine. Rescinding a letter of concurrence is not typical in situations such as this. If you believe that the LTC based its decision on inaccurate or incomplete information, then you may be able to consider this action."

2. In review of the ROGERS/CREST May 31, 2021 application submitted to the SS LTC requesting concurrence for a ROGERS cell tower at the Channel Ridge site, the application stated, "ROGERS and CREST have completed the public consultation process, following Islands Trust draft Model Public Consultation Protocol for Local Trust Areas." This was as we expected since SS LTC staff had previously directed the Proponents to use the draft Model Protocol as a guideline in their application process.
3. We have found multiple, substantive and material areas where the Proponents did not follow nor complete the draft Model Protocol, including (but not exhaustive):
 - a. **Section 3.2 G 5 Public Information Sessions** requires that *"The LTA requests the Proponent chair a public information meeting for all proposed Telecommunication Antenna System(s) exceeding 15 metres in height or where there is significant public interest in the new free standing proposed Telecommunication Antenna System."*

The SS LTC requested the Proponents to hold an in-person meeting in November 2021 and the request was not completed.

- b. **Section 3.2 G 2(a) (1&2) Pre-Consultation with the LTA** requires that Prior to submitting an antenna system proposal:
 - i. the Proponent provides the LTA representative potential locations and invites feedback on preferred locations and/or designs; and,
 - ii. *Site Investigation Meeting* – Based on comments from the pre-consultation step, the Proponent will provide a summary of a site-specific location, including **Alternative Locations**: summary of what other alternative locations were considered; and,

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- iii. give opportunity for the LTA to provide initial feedback to the Proponent; and,
- iv. identify any potential *sensitive community* locations as defined by this policy.

At no time prior to their November 19, 2020 tower proposal did the Proponents hold pre-consultation sessions with the SS LTC, and furthermore, the Proponents never suggested any alternative sites nor considered the *sensitive community* locations as defined in the draft Model Protocol. Furthermore, we have subsequently learned Rogers negotiated a land use agreement with Onni in January 2020 for the specific siting proposed; a full 11 months before approaching the SS LTC.

- c. **Section 4.2 C Discouraged Locations** provides definitions that would eliminate the proposed Channel Ridge site as a viable option. Discouraged Locations for siting a Telecommunications Antenna System include:
 - i. Locations directly in front of doors, windows, balconies or residential frontages.
 - ii. Land zoned for nature protection.
 - iii. Environmentally sensitive ecosystems as defined in the Official Community Plan.
 - iv. Medium and high density residential areas as defined by the Local Trust Area.
- d. **Section 3.2 G 2(b) Application Submission to the LTA** requires in paragraph **VIII Title Search**: a copy of a title search (dated within the past 30 days of proposal submission) and any restrictions, restrictive covenants, easements or rights-of-way registered against the lands the Telecommunication Antenna System is proposed on;

The Proponents failed to inform the SS LTC in their application submission about **Covenant FB102667** – which states the Lands must not be built upon except in accordance with the Master Development Plan. That Master Development Plan does not include the siting of a cell tower.

- 4. Subsequent to the concurrence decision, the SS LTC were made aware that there is a complex of archaeological sites atop of Channel Ridge (the location proposed by the Proponents), including several inland shell middens, lithic scatters, a hearth feature, and two petroglyph rock art boulders. This is information the Proponents should have included in their application, however, it was omitted.

As a result, we consider the application to have been incomplete. Had we known about the archaeological importance of this site to First Nations, the SS LTC would have required both an archaeological assessment as well as a consultation with vested First Nations and requested their concurrence.

CPC 2-0-03 enables the Land Use Authority to define the protocol that must be completed by a Proponent to obtain a concurrence decision. By statements made in their application, the

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Proponents clearly knew that completion of the draft Model Protocol was required for concurrence. The Proponents falsely asserted they had fulfilled the protocol, provided inaccurate information, and omitted material information in their application, which are valid reasons for rescindment of the concurrence decision.

From: Pungente, Ken (ISED/ISDE) <ken.pungente@ised-isde.gc.ca>
Sent: Wednesday, April 5, 2023 4:00 PM
To: Jennifer Baddeley
Cc: Salt Spring Island Local Trust Committee; Michael.Krenz@rci.rogers.ca; ghorth@crest.ca; ssiepc@crd.bc.ca; Executive Admin; tawny@cypresslandservices.com; Ries, Bernie (ISED/ISDE); Samuel Sugita
Subject: RE: Wireless Telecommunications Site at Channel Ridge, Salt Spring Island Letter from the Chair
Attachments: ISED Response to SSLTC Mar 23 2023 SS-CELLA-2020.1.pdf

Good Afternoon Ms. Baddeley,

Please find my attached response to Chair Peterson's Mar 23, 2023 letter.

Kind regards,

Ken Pungente
Director, Coastal Offices, STS-Western Region
Innovation, Science and Economic Development Canada / Government of Canada
Ken.Pungente@ised-isde.gc.ca / Tel: 250-470-5033

Directeur, bureaux côtiers, SST-Region de l'Ouest
Innovation, Sciences et Développement économique Canada / Gouvernement du Canada
Ken.Pungente@ised-isde.gc.ca / Tél: 250-470-5033

From: Jennifer Baddeley <jbaddeley@islandstrust.bc.ca>
Sent: March 24, 2023 10:55 AM
To: Pungente, Ken (ISED/ISDE) <ken.pungente@ised-isde.gc.ca>
Cc: Salt Spring Island Local Trust Committee <SaltSpringIslandLocalTrustCommittee@islandstrust.bc.ca>; Michael.Krenz@rci.rogers.ca; Hart2, Susan (ISED/ISDE) <susan.hart2@ised-isde.gc.ca>; ghorth@crest.ca; ssiepc@crd.bc.ca; Executive Admin <execadmin@islandstrust.bc.ca>
Subject: Wireless Telecommunications Site at Channel Ridge, Salt Spring Island Letter from the Chair

Good morning Ken,

Please see attached to this email a letter from Chair Peterson regarding the wireless telecommunication site at Channel Ridge on Salt Spring Island, BC.

Cheers,
Jenn Baddeley (*she/her/hers*)
Acting Planning Team Assistant
Islands Trust | 1-500 Lower Ganges Road | Salt Spring Island, BC V8K 2N8
T: 250-538-5609 | 250-537-9144 www.islandstrust.bc.ca
You can also reach us toll-free via Service BC 1-800-663-7867 | 604-660-2421

I respectfully acknowledge that the Islands Trust Area is located within the treaty lands and territories of the BOKEĆEN, Cowichan Tribes, K'ómoks, Lyackson, MÁLEXET, Qualicum, scəwəðən, səliwəətə, SEMYOME, shishálh, Skwxwú7mesh, Snaw-naw-as, Snuneymuxw, Songhees, Spune'luxutth', S7ÁUTW, Stz'uminus, ʔaəəmen, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, WJOLELP, WSIKEM, Xeldltxw, Xwémalhkwu, Xwsepsum, and x"məðk"əyəm First Nations. Islands Trust is committed to reconciliation and to working together to preserve and protect this ecologically, culturally, and spiritually significant region in the Salish Sea.



Innovation, Science and
Economic Development Canada
Coastal British Columbia District
Vancouver Island Office
Spectrum Management Operations
1230 Government Street, Room 430
Victoria, BC V8W 3M4

Innovation, Sciences et
Développement économique Canada
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Bureau de l'île de Vancouver
Gestion du spectre
1230, rue Government, bureau 430
Victoria (C.-B.) V8W 3M4

April 5, 2023

Islands Trust
1-500 Lower Ganges Road
Salt Spring Island, BC V8K 2N8

Attention: Mr. Timothy Peterson
Chair, Salt Spring Island Trust Local Trust Committee

Dear Mr. Peterson:

**Subject: ROGERS Telecommunication Tower
W2716 at Channel Ridge, Salt Spring Island**

I am writing in response to your March 23, 2023 letter regarding Salt Spring Local Trust Committee (SSLTC)'s position to rescind the July 27, 2021 concurrence it granted for the Rogers telecommunication tower.

In your letter, you outlined points supporting the SSLTC's rationale for rescindment. I would like to draw your attention to the publicly available "*Staff Report*" that was submitted to the SSLTC by Kristine Mayes, Planner 1, Salt Spring Island Team on July 27, 2021 prior to the granting of concurrence by the SSLTC. Within this report it stated the ISED default process is to be followed as the Model Public Consultation Protocol had not yet been adopted.

The Staff Report demonstrates that the SSLTC had detailed knowledge of the tower consultation process and by granting concurrence on July 27, 2021 implied its satisfaction with how the process was conducted and concluded.

Additionally, on April 5, 2022, further discussion via a video meeting between ISED staff, Peter Luckham (SSLTC Chair) and Stefan Cermak (Planning Manager), Mr. Cermak acknowledged "at the time Rogers submitted their antenna proposal to the SSLTC, the SSLTC did not have their own antenna siting policy in place and that the ISED Default Process CPC-2-0-03 [Radiocommunication and Broadcasting Antenna Systems](#) was expected to be followed."

Thereafter, at a May 3, 2022 video call between ISED and members of the Islands Trust Planning Department, Ms. Louisa Garbo (Island Planner – Islands Trust) and Mr. Geordie Gordon (Island Planner – Islands Trust) both acknowledged that they were not aware of any false or misleading information on the part of the proponent that led to the concurrence decision.

Our review of the consultation process found Rogers successfully completed section four (4) of the ISED Default Consultation process, CPC-2-0-03 [Radiocommunication and Broadcasting Antenna Systems](#), as required. Moreover, discussions in the subsequent follow-up meetings between ISED, the SSLTC and members of the Islands Trust staff further demonstrate that there is no valid rationale to support the rescindment.



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Bureau de l'île de Vancouver
Gestion du spectre
1230, rue Government, bureau 430
Victoria (C.-B.) V8W 3M4

Lastly, thank you for organizing the March 31, 2023 meeting, between ISED members, yourself, Director Cermak, and Planning Manager Chris Hutton. At this meeting ISED reviewed the events of the consultation process that led to the SSLTC's decision to grant concurrence. Furthermore, in this discussion, you did not dispute any of the facts that were discussed nor the similar facts contained in the SSLTC staff report. As such, we believed that we have conveyed our position and rationale adequately.

Therefore, ISED maintains our position and does not support your rescindment of concurrence.

Sincerely,

Ken Pungente
Director, Coastal Offices, STS-Western Region
Innovation, Science and Economic Development Canada / Government of Canada
Ken.Pungente@ised-isde.gc.ca / Tel: 250-470-5033

Directeur, bureaux côtiers, SST-Region de l'Ouest
Innovation, Sciences et Développement économique Canada / Gouvernement du Canada
Ken.Pungente@ised-isde.gc.ca / Tél: 250-470-5033

c.c. Rogers and Cypress

Follow Up Action Report

Salt Spring Island

13-Dec-2022

Activity	Responsibility	Dates	Status
1 Salt Spring Island Local Trust Committee 2023 Regular Business Meeting Schedule That the Salt Spring Island Local Trust Committee request staff to explore options for meetings to be held later in the day and additional opportunities to increase public participation.	Chris Hutton Rob Pingle		Completed
2 Draft 2023/24 Budget Changes Directed by Financial Planning Committee That the Salt Spring Island Local Trust Committee request staff to prepare a work plan to support the 2023/24 special tax requisition that improves the alignment of activities currently done under the Salt Spring Island Watershed Protection Alliance (SSIWPA) with Islands Trust's work on Freshwater Sustainability Strategy implementation and related existing functions (as recommended in the April 2022 Islands Trust Salt Spring Island Watershed Stewardship and Protection Coordination Situation and Options Identification Report).	Anthony Fotino Chris Hutton		In Progress

26-Jan-2023

Activity	Responsibility	Dates	Status
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Follow Up Action Report

Salt Spring Island

26-Jan-2023

Activity	Responsibility	Dates	Status
1 Discussion On Strategic Directions and Work Program Review That the Salt Spring Island Local Trust Committee request staff to schedule an in-person special meeting for a strategic planning session in April.	Chris Hutton Rob Pingle		Completed

09-Feb-2023

Activity	Responsibility	Dates	Status
1 BC Ferries Performance Term 6 Comment Period - For Discussion That the Salt Spring Island Local Trust Committee request staff to prepare a letter from Salt Spring Island Local Trust Committee Chair to the BC Ferry Commissioner and copy the Minister of Transportation and Infrastructure requesting BC Ferries work in partnership with Salt Spring Island Local Trust Committee to link ferry terminal and service planning to proactive community planning that supports sustainable growth within the mandate of the Islands Trust.	Chris Hutton Jennifer Baddeley		Completed

Follow Up Action Report

Salt Spring Island

09-Feb-2023

Activity	Responsibility	Dates	Status
2 Advisory Planning Commissions and Special Advisory Planning Commissions for SS LTC Projects (Task Forces) - Staff Report (Deferred from the January 26, 2023 SS LTC Special Meeting) That the Salt Spring Island Local Trust Committee defer consideration of disbanding the Housing Action Program Task Force pending further information on how the relationship between the Housing Action Program Task Force and Islands Trust can continue.	Chris Hutton Louisa Garbo		In Progress
3 Advisory Planning Commissions and Special Advisory Planning Commissions for SS LTC Projects (Task Forces) - Staff Report (Deferred from the January 26, 2023 SS LTC Special Meeting) That the Salt Spring Island Local Trust Committee request staff to incorporate use of the Advisory Planning Commission in accordance with the report from the Regional Planning Manager on the Project Charters for the Ganges (Shiya'hwt/SYOWT) Village Area Plan Project and the OCP/LUB Amendment Project.	Chris Hutton Louisa Garbo		In Progress

Follow Up Action Report

Salt Spring Island

09-Feb-2023

Activity	Responsibility	Dates	Status
4 Advisory Planning Commissions and Special Advisory Planning Commissions for SS LTC Projects (Task Forces) - Staff Report (Deferred from the January 26, 2023 SS LTC Special Meeting) That the Salt Spring Island Local Trust Committee acknowledge the work of the Ganges Village Planning Task Force and that ongoing work has been incorporated into the Advisory Planning Commission (APC), request the Chair to provide letters of acknowledgement to each Commissioner, thank them for their service and invite them to apply to the APC.	Jennifer Baddeley Louisa Garbo		In Progress
5 First Nations Consultations Procedure - Trustee Patrick That the Salt Spring Island Local Trust Committee request staff to explore options to enter into interim protocols for meaningful and respectful engagement between the Salt Spring Island Local Trust Committee and the W_SÁNEC Leadership Council, the Cowichan Nation Alliance and the Salt Spring Island local Indigenous organization.	Chris Hutton		In Progress

Follow Up Action Report

Salt Spring Island

09-Feb-2023

Activity	Responsibility	Dates	Status
6 J. Lannan to LTC - Dated January 31, 2023 - Concerning Letter of Support request for Gulf Islands Early Learning Society That the Salt Spring Island Local Trust Committee provide a letter from the Chair in support of Gulf Islands Early Learning Society BC property tax assessment appeal.	Chris Hutton Jennifer Baddeley		Completed
7 SS-SUB-2011.2 - R. Spencer, Spencer's Excavating - 159 Collins Road, SSI That the Salt Spring Island Local Trust Committee accept a covenant under section 219 of the Land Title Act from the registered owners of PID 029-374-294; Lot 1 Section 3 Range 1 West North Salt Spring Island Cowichan District Plan EPP14611, and designate the Chair and a Trustee of the Salt Spring Island Local Trust Committee to sign the covenant for SS-SUB-2011.2 (159 Collins Road). That the Salt Spring Island Local Trust Committee, pursuant to Section 512 of the Local Government Act, grant a 10% parcel frontage waiver on the subject property (159 Collins Road).	Anthony Fotino Rob Pingle		In Progress

Follow Up Action Report

Salt Spring Island

09-Feb-2023

Activity	Responsibility	Dates	Status
8 SS-LCRB-2021.1 - M. Forbes, Salt Spring Brewing Corp. - 270 Furness Road, SSI (Salt Spring Ales) That the Salt Spring Island Local Trust Committee requests staff to undertake notification and schedule a Community Information Meeting (CIM) for a referral application SS-LCB-2022.1 for Salt Spring Brewing Lounge.	Anthony Fotino Rob Pingle		Completed

16-Mar-2023

Activity	Responsibility	Dates	Status
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Follow Up Action Report

Salt Spring Island

16-Mar-2023

Activity	Responsibility	Dates	Status
1 Draft Minutes of the February 9, 2023 SS LTC Regular Meeting The following items were presented for consideration: - Item 4.1 Replace "A Trustee spoke to the following items status are noted as complete although the materials are not completed: Proposed Bylaw No. 526 - Farmworker Housing, Proposed Bylaw No. 530 - Accessory Dwelling Units, Proposed Bylaw No. 530 - Accessory Dwelling Units 6 Salt Spring Island Local Trust Committee Minutes DRAFT 3 February 9, 2023 Proposed Bylaw No. 530 - Accessory Dwelling Units Proposed Bylaw No. 530 - Accessory Dwelling Units Proposed Bylaw No. 530 - Accessory Dwelling Units." with "A Trustee noted the following items status are noted as complete although the materials are not completed: Proposed Bylaw No. 526 - Farmworker Housing and Proposed Bylaw No. 530 - Accessory Dwelling Units." - Item 16.1. Add a third bullet: "This recent consideration was to consider a drawing that had been required although the permit had already been approved." - Item 10. Replace MLA Adam Olsen and the Rural Island Economic Partnership will host a Rural Island Housing Panel and action lab in April 2023. The Rural Island Housing Panel will consist of representatives from organizations that have successfully built housing projects. They will share their successes and frustrations and end with recommending what needs to change at the various levels of government to facilitate housing	Jennifer Baddeley Rob Pingle		Completed

Follow Up Action Report

Salt Spring Island

16-Mar-2023

Activity	Responsibility	Dates	Status
on rural islands." with "The Rural Island Economic Partnership will host a Rural Island Housing Panel and action lab in April 2023. The Rural Island Housing Panel will consist of representatives from organizations that have successfully built housing projects. They will share their successes and frustrations and end with recommending what needs to change at the various levels of government to facilitate housing on rural islands." Draft Minutes of the January 26, 2023 SS LTC Special Meeting By general consent, the minutes of January 26, 2023 Salt Spring Island Local Trust Committee Special meeting were adopted.			
2 Town Hall and Questions - Delegations It was MOVED and SECONDED, That the Salt Spring Island Local Trust Committee request staff to report back on options to respond to the Rogers CREST decision to continue with development activities on the Channel Ridge site despite the LTC rescindment of the concurrence decision and in light of the public request for an injunction, including legal advice as necessary.	Chris Hutton		In Progress

Follow Up Action Report

Salt Spring Island

16-Mar-2023

Activity	Responsibility	Dates	Status
3 SS-CL-2022.3 - S. Horsburgh, Bayshore Planning - Saanich Inlet It was MOVED and SECONDED, That the Salt Spring Island Local Trust Committee receive the referral request for a Commercial General Use Crown Lease application (Referral No. 150628182 - 004), and direct staff to respond to the referral, indicating that the interests of the Islands Trust are unaffected by this application.	Charly Caproff Rob Pingle		Completed
4 Galiano Island Local Trust Committee Referral of Draft Bylaw Nos. 283 and 284 It was MOVED and SECONDED, That the Salt Spring Island Local Trust Committee respond to the Galiano Island Local Trust Committee Referral of Draft Bylaws No. 283 and 284 that interests are unaffected although note that the LTC suggest consideration of exempting Wildfire Resiliency Forest Management Plans.	Jennifer Baddeley Rob Pingle		Completed

Follow Up Action Report

Salt Spring Island

16-Mar-2023

Activity	Responsibility	Dates	Status
5 BC Active Transportation Grant It was MOVED and SECONDED, That the Salt Spring Island Local Trust Committee supports community efforts to complete the Salt Spring Island segment of the Salish Sea Trail, and endorses Island Pathways' application to the BC Active Transportation Grants Network Planning stream to match funds from the recently successful Federal Active Transportation Network Planning Grant to a maximum of \$25,000, provided that Islands Trust is named as the eligible recipient for the grant.	Chris Hutton		Completed

Follow Up Action Report

Salt Spring Island

16-Mar-2023

Activity	Responsibility	Dates	Status
6 BC Active Transportation Grant It was MOVED and SECONDED, That the Salt Spring Island Local Trust Committee direct that staff will not disburse grant funds to Islands Pathways until Island Pathways enters into a service contract for a maximum of \$25,000 to prepare a Salish Sea Trail Network Plan. Details of the contract will require clearer articulation of the services to be provided, including: a. Provision of a project charter indicating: i. The purpose, goal, deliverables, schedule and budget of the project. ii. An engagement strategy with the public and other government stakeholders iii. A strategy to engage the 13 First Nations on whose traditional and Treaty territory the project lies. b. Assurance that no invoice will be paid from the Islands Trust until Island Pathways has submitted satisfactory reporting to the BC Active Transportation Grants to enable compensatory disbursement.	Anthony Fotino		In Progress

Follow Up Action Report

Salt Spring Island

16-Mar-2023

Activity	Responsibility	Dates	Status
7 Draft Bylaw No. 535 - Freedom of Information and Protection of Privacy Bylaw It was MOVED and SECONDED, That Salt Spring Island Local Trust Committee Bylaw No. 535, cited as "Salt Spring Island Local Trust Committee Freedom of Information and Protection of Privacy Bylaw No. 535, 2023" be given first, second and third reading. It was MOVED and SECONDED, That the Salt Spring Island Local Trust Committee Bylaw No. 535, cited as "Salt Spring Island Local Trust Committee Freedom of Information and Protection of Privacy Bylaw No. 535, 2023" be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.	Chris Hutton Rob Pingle	Target: 12-Apr-2023	Completed

Follow Up Action Report

Salt Spring Island

16-Mar-2023

Activity	Responsibility	Dates	Status
8 Special Meetings - Conducting Additional Meetings/Times It was MOVED and SECONDED, That the Salt Spring Island Local Trust Committee request staff to organize future Salt Spring Island Local Trust Committee Regular Business Agendas to place the town hall and delegation items at the beginning of the agenda, following the call to order; and remove the public hearing and community information meeting items to a separate agenda, as necessary to commence in the afternoon on the same day as the Regular Meeting, when needed. It was MOVED and SECONDED, That the Salt Spring Island Local Trust Committee request staff to work with the Chair to determine time and location to schedule four special meetings in the evenings to conduct town hall community information meetings in 2023.	Chris Hutton Jennifer Baddeley Rob Pingle		In Progress

STAFF REPORT

DATE OF MEETING: April 13, 2023
TO: Salt Spring Island Local Trust Committee
FROM: Warren Dingman, Bylaw Compliance and Enforcement Manager
Local Planning Services
SUBJECT: Compliance and Enforcement on Salt Spring Island

RECOMMENDATION

1. That the Salt Spring Island Local Trust Committee received this report for information only.

REPORT SUMMARY

This report provides a summary of current open compliance and enforcement files for Salt Spring Island, and it also provides specific reporting regarding short-term vacation rental (STVRs) enforcement.

ENFORCEMENT ACTIONS

There are a total of 259 files open as shown on the following table.

Development Permit	Foreshore	Home occupation	Siting	Soil	STVR	Unenclosed vehicle	Unlawful dwellings	Density	Other Land Use
28	4	5	18	12	117	2	40	2	31

The greatest number of files remain short-term vacation rentals as there is a standing resolution directing bylaw staff to proactively enforce on the non-permitted operations. The next greatest number is for unlawful dwellings and then development permit files. As there is a standing resolution for the deferment of enforcement on unlawful dwellings, the majority of those files are considered to be in abeyance unless there are new complaints or concerns about health and safety issues such as the lack of septic services.

In 2022, there were 86 new files opened and 51 files closed. For the first quarter of 2023, 19 new files have been opened and 11 previously opened files have been closed. There were 76 Bylaw Violation Notices issued for 26 files in 2022, with 6 compliance agreements being signed as a resolution to disputed violation notices. The use of Bylaw Violation Notices (BVN) remains the best enforcement tool that staff have to address unlawful structures or uses, but there are property owners who will not voluntarily comply and legal action will need to be considered to resolve on-going contraventions on multiple properties.

While the majority of property owners pay, dispute and pursue adjudication, or enter into compliance agreements in response to BVNs, some of the BVNs are ignored and there is a default and debt created. The non-payment of penalties for violation notices is placed on property titles, and the debt is usually collected during a future sale of

the lot. However, the Local Trust Committee can pursue legal action to recover the debt if there is no imminent sale.

STVRs

The ongoing concerns about the lack of housing options on Salt Spring has made the enforcement against STVRs a priority and extra resources were dedicated to researching and documenting the total number of operations on Salt Spring Island in 2022. Proactive enforcement for STVRs has been successful, and should continue to be used as an effective means of ceasing non-permitted uses, and achieving compliance. At any given time, there may be 250 operations advertised on Airbnb, and while 50 percent will be determined to be lawful bed and breakfast operations, the remainder are STVRs or otherwise non-compliant with the home-based business regulations.

Since 2018, 102 files have been opened, investigated and then closed once it was confirmed that there was compliance with the Land Use Bylaw regulations. While many of the operations will now be lawful bed and breakfast operations, there have been property owners who have committed to returning the dwelling units to the housing supply.

A large number of the STVRs involve the use of secondary suites, lawful and unlawful, and these represent the best dwelling units that can be returned to the housing supply. However, significant resistance remains among potential landlords as there remain concerns that the *Residential Tenancy Act* provides a significant barrier to evicting problem tenants.

Issues

There continues to be a considerable amount of confusion over the role seasonal cottages can play as part of a bed and breakfast operation. Many operators believe they can be used as stand-alone rental units but the Land Use Bylaw prohibits such use as separate *commercial guest accommodation units*. A significant amount of bylaw staff resources are spent trying to address this issue during STVR enforcement efforts. Any seasonal cottage use must be as part of a bed and breakfast operation that is operated in the main dwelling. The Official Community Plan No. 432 succinctly defines a bed and breakfast operation as follows:

a tourist accommodation use operated as a home-based business and providing overnight accommodation and a morning meal in an owner-occupied dwelling unit.

Proposed amendments in Bylaw No. 530 would resolve this issue and the confusion surrounding the use of secondary dwelling units regardless of how they are defined, and assist in the efforts of bylaw staff to ensure they are only used for housing.

ALTERNATIVES

- 1. That the Salt Spring Island Local Trust Committee direct staff to cease proactive enforcement on short-term vacations, and that new enforcement actions for short-term vacation rentals proceed only with the receipt of a written public complaint.**

Submitted By:	Warren Dingman, Bylaw Compliance and Enforcement Manager	April 5, 2023
Reviewed By:	Chris Hutton, RPP, MCIP, Regional Planning Manager	April 5, 2023

File No.: SS-LCB-2023.1

DATE OF MEETING: April 13, 2023

TO: Salt Spring Island Local Trust Committee

FROM: Chris Buchan, Planner I
Salt Spring Island Team

SUBJECT: Liquor & Cannabis Regulation Branch Application for Cannabis Retail (CRS License)
Applicant: Canna Northwest Enterprises Inc. (J. Chouinard)
Location: 105-109 McPhillips Ave

RECOMMENDATION

1. That the Salt Spring Island Local Trust Committee refer the Cannabis Retail licence application for Canna Northwest Enterprises Inc. to the Advisory Planning Commission for review and comment.
2. That the Salt Spring Island Local Trust Committee direct staff to hold a public open house to gather community input on the Cannabis Retail Store licence application for Canna Northwest Enterprises Inc.
3. That the Salt Spring Island Local Trust Committee direct staff to bring forward a second report following the public consultation period which details the consultation process conducted by Islands Trust Staff.

REPORT SUMMARY

The purpose of this report is for the Salt Spring Island Local Trust Committee (LTC) to review and provide resolutions and comments regarding an application by Canna Northwest Enterprises Inc. to the Liquor and Cannabis Control and Licensing Branch (LCRB) to sell cannabis at their McPhillips Ave storefront between the hours of 9:00 am and 11:00 pm.

The applicant is proposing to operate a non-medical retail cannabis sales use at 105 McPhillips Avenue. The applicant is seeking a Non-Medical Cannabis Retail Store (CRS) licence. As the local government, the Salt Spring Island Local Trust Committee (LTC) is requested to consider the application for this licence.

There is no requirement that the Local Government consider the application, in which case the LCRB would proceed with the standard public notification internally. If the Local Government chooses to consider the application, the LCRB requires that local governments conduct the public consultation and provide written comments, which may be in the form of a resolution, addressing:

- Local government consideration of the location of the proposed store.
- The views of the local government on the general impact on the community if the application is approved.
- The views of residents if the local government has gathered residents' views, and a description of how they were gathered.
- The local government's recommendation as to whether the application should be approved or rejected and provide the reasons upon which the recommendation is based.

At the Local Trust Committee meeting held August 16 2018, the LTC adopted the following standing resolution regarding cannabis retail licencing applications:

SS-2018-178

It was Moved and Seconded,

that the Salt Spring Island Local Trust Committee adopt the following standing resolution with respect to the processing of non-medical cannabis retail license applications:

- Proposed or amended licenses for non-medical cannabis retail establishments require an application to the Local Trust Committee.
- The application process shall comprise of a public consultation component, which includes at least one notification to neighbours, one public meeting, posting of public notices and one advertisement in a local periodical.
- The public consultation process shall be determined by the Local Trust Committee after initial review of the proposal.
- However, as a minimum, the Local Trust Committee will mail or otherwise deliver a notice to all owners and residents of properties within a 500 metre radius of the subject property where the establishment is proposed, at least 10 days before adoption of a resolution providing comment on the application. The required notice shall include the following information:
 - Name of the applicant and a description of the proposal in general terms;
 - The location of the proposed establishment and the subject site;
 - The place where, and date and time when, both a public meeting will be held and a resolution of the Local Trust Committee considered;
 - The name and contact information of the Islands Trust planning staff member who can provide copies of the proposed or amended license application;
 - How public comments may be submitted to the Local Trust Committee.

CARRIED

Public notification in the form of a mail out is required as part of the CRS licence application. Island's Trust Standard consultation process for a LCB application involves:

1. An APC referral;
2. establishes a 500 metre mail out boundary; and
3. A public open house

Staff are now seeking direction from LTC regarding the APC referral and public open house.

BACKGROUND

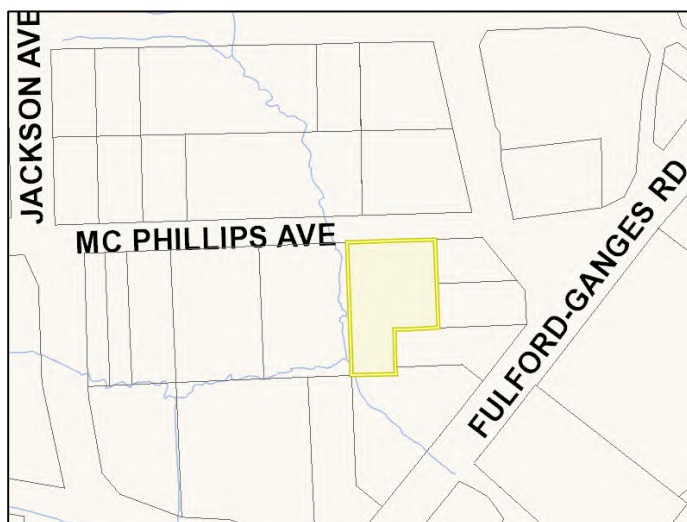


Figure 1: Context map of subject property



Figure 2: 2017 Orthophoto of subject property

Previous Application:

In January 2019, Islands Trust received a referral for a CRS Licence on the subject property. Leaf Compassion Inc. which previously operated without a CRS License granted by the LCRB. This referral resulted in the following Committee resolution which was forwarded to the LCRB:

SS-2019-140

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee directs staff to send a response to the Liquor and Cannabis Regulation Branch regarding the Leaf Compassion Cannabis Retail Sales license application for 105-109 McPhillips Ave that states:

1. The Salt Spring Island Local Trust Committee has considered the location of the proposed Cannabis Retail Sales licence application;
2. The potential impacts of the noise in the immediate vicinity of the establishment would be minimal;
3. The impacts on the community if the application is approved would be negligible;
4. The Local Trust Committee recommends the application be approved.

CARRIED

After the Islands Trust submitted the final comments to the LCRB, the application was not completed through the Branch's process.

Current Application:

A revised CRS application has been submitted which would be operated by a new party "Canna Northwest Enterprises Inc.". This application proposes a revised floor layout (Attachment 4).

An analysis has been conducted to ensure the proposal is in compliance with Salt Spring Island Land Use Bylaw No. 355.

ANALYSIS

Policy/Regulatory

Liquor and Cannabis Regulation Branch

Cannabis retail licences are subject to local government/First Nation and public consultation. The retail licence permits the sale of different forms of cannabis, excluding edibles, for offsite consumption. A licensee is permitted to sell cannabis accessories such as rolling papers, holders, pipes, bongs and vaporizers, but is not permitted to sell snacks, tobacco or other items not related to cannabis.

The [LCRB's Cannabis Retail Store Terms and Conditions Handbook](#) provides the following information on the cannabis retail licences:

Hours of Sale

Cannabis Retail licences may sell cannabis between the hours of 9 a.m. to 11 p.m. subject to further restriction by the local government and/or the Indigenous nation where the store is located.

Amounts

A licensee is not permitted to offer samples of cannabis or sell more than 30 grams of dried cannabis or the equivalent to a customer.

Entertainment and Events

Games and entertainment are not permitted in cannabis retail stores.

Cannabis Control and Licensing Act

The Cannabis Control and Licensing Act regulates the sale of cannabis in the following way:

Sale

15 A person must not sell cannabis unless one or more of the following apply:

- (a) the person is the government;
- (b) the person is a federal licence holder who sells the cannabis to one or more of the following in accordance with the federal licence:
 - (i) the government;
 - (ii) another federal licence holder;
 - (iii) unless the regulations provide otherwise, a person located in another province who is not a federal licence holder if the person is authorized under the laws of that province to purchase and possess the cannabis;
- (c) the person is a licensee whose licence authorizes the sale, and the cannabis was registered under the *Cannabis Distribution Act* and purchased by the licensee
 - (i) from the government,
 - (ii) in prescribed circumstances, or
 - (iii) as authorized by the terms and conditions of the licence;
- (d) the person or cannabis is prescribed

Official Community Plan:

The subject property is designated Ganges Village Core (GVC) in the OCP.

The Salt Spring Island Official Community Plan Bylaw No. 434 does not provide any policies specifically pertinent to this application. Policies that are generally relevant to the proposal include (*see appendix 2*):

B.5.2.2.2 Zones within the Ganges Village Designation will continue to allow the wide range of commercial, industrial, institutional land uses and the various densities of residential development allowed by existing zoning

Land Use Bylaw:

The Salt Spring Island Land Use Bylaw No. 355 zones the subject property Commercial 1 (C1). The C1 zone permits the *Indoor retail sales* use. The bylaw does not provide any regulations specific to the operation of a cannabis retail store. Therefore, the use would be in compliance with C1 zoning.

Part 7 of the Salt Spring Island Land Use Bylaw No. 355 establishes regulations for off-site parking, providing calculations used to determine the total stall quantity based on building floor area.

The entire building (including adjacent leased units) were required to provide a total of 27 parking stalls in 1979 (Reference: SS-DP-1979.1). A copy of the previously approved parking layout is attached to this report for reference. Based on a site visit identifying the total parking stalls available, approximately 17 parking stalls exist on the subject property. The Island's Trust has been in contact with the applicant and property owner regarding the parking layout deviation, and has been reassured that the parking lot will be restored to the approved 27

stall layout for the upcoming season. As the Ganges Village does not contain a CRD or privately operated parking garage which would support reduced parking standards for local businesses, it is recommended to require parking site restoration prior to forwarding the final resolution to LCB.

Issues and Opportunities

Role of Local Government

The LTC has been provided the opportunity to respond to cannabis retail license referrals. If the LTC decides to opt out on providing comment on the application, the process will be conducted internally by the LCRB.

If the LTC decides to consider the application, the LCRB requires that local governments provide written comments, which may be in the form of a resolution, addressing:

- Local government consideration of the location of the proposed store.
- The views of the local government on the general impact on the community if the application is approved.
- The views of residents if the local government has gathered residents' views, and a description of how they were gathered.
- The local government's recommendation as to whether the application should be approved or rejected and provide the reasons upon which the recommendation is based.

Impacts on community and neighbours

The proposed use of the storefront may present some neighbourhood impact, which could principally involve pedestrian access and on-street parking causing potential congestion of the narrow road which may be acute during peak summer times. Increased business activity may add additional demand to the private parking infrastructure within the Ganges Village Area.

Staff are aware of the previous storefront approvals; however, each application should be considered on its own merits. Staff are also aware that other concerns may be raised by residents as their views are collected by Islands Trust staff.

Staff expect that further impacts on community and neighbours may be discovered as a result of the notification to neighbours, a public open house, posting of public notices and advertisement in a local periodical.

As per an understanding with the Islands Trust, staff have referred the licence application to CRD Building Inspection, Salt Spring RCMP and Salt Spring Fire Rescue on January 16, 2023.

Consultation

Based on 2018 standing resolution, staff will consult with the public on the potential impacts of this licence through mail out letters and a public information session. Additionally, the APC will be provided the opportunity to review the LCB proposal.

Rationale for Recommendation

As per the LTC resolution passed on June 14, 2018, the LTC may wish to expand the public consultation process. Staff are of the opinion that the standing resolution provides significant and sufficient opportunities to gather public input and so do not recommend going beyond the minimum established.

A second report will be provided after the consultation has occurred outlining the Islands Trust process taken and feedback retrieved.

Next Steps

If the LTC accept staff recommendation, staff will organize public notification, including notice in a local periodical, and a public open house for the CRS Licence application at the earliest possible convenience.

ALTERNATIVES

1. Request further information

The LTC may request further information prior to making a decision. The LTC should describe the specific information needed and the rationale for this request. Suggested wording for the resolution is as follows:

1. *That the Salt Spring Island Local Trust Committee request that the applicant submit to the Islands Trust _____.*

Probable outcome of this resolution is the applicant will seek to provide the Islands Trust with the requested information.

2. Refuse the application

The LTC may choose to not make a recommendation to the LCRB. The implications of this decision are that the LCRB may terminate the application. It is recommended that the LTC provide a rationale as to why the application should not be considered. Suggested wording for the resolution is as follows:

1. *That the Salt Spring Island Local Trust Committee refuse consideration of the CRS licence application for the following reasons.*

a. [list reasons]

Probable outcome of this resolution is the LCRB will not advance this application any further. The applicant may request further clarification as to why the application was refused and seek to re-apply.

Submitted By:	Chris Buchan, Planner I	April 5, 2023
Concurrence:	Chris Hutton, Regional Planning Manager	April 5, 2023

ATTACHMENTS

1. Site Context
2. Policy Review
3. LCRB Letter
4. Site Plan
5. 1979 Approved Parking Layout

ATTACHMENT 1 – SITE CONTEXT

LOCATION

Legal Description	LOT A (DD H71244) SECTION 1, RANGE 4 EAST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN 3321
PID	006-262-988
Civic Address	105-109 McPhillips Ave

LAND USE

Current Land Use	Vacant Retail
Surrounding Land Use	Commercial (retail, restaurant, personal services), Parks, Fire Hall, Financial

HISTORICAL ACTIVITY

File No.	Purpose
SS-DP-1979.1	Stipulating form and character, landscaping, parking
SS-DP-1992.16	Amending 1979.1 to permit awnings and murals
SS-DP-1993.9	For a new building façade

POLICY/REGULATORY

Official Community Plan Designations	GVC – Ganges Village Core DPA 1 – Island Villages DPA 4 – Lakes, Streams, Wetlands
Land Use Bylaw	C1 – Commercial 1
Covenants	n/a
Bylaw Enforcement	n/a

SITE INFLUENCES

Islands Trust Conservancy	Interests not affected
Regional Conservation Strategy	Rated as “Low” relative importance in the RCP
Species at Risk	None mapped
Sensitive Ecosystems	Not SEI
Hazard Areas	None mapped at proposed site
Archaeological Sites	Archaeological sites identified in Provincial Remote Access to Archaeological Data (RAAD) within 100 m. Archaeological potential is indicated on site.

	Therefore, notwithstanding the foregoing regarding potential only, the owners and applicant should be aware that there is still a chance that the lot may contain previously unrecorded archaeological material that is protected under the Heritage Conservation Act. This would most likely be indicated by the presence of areas of dark-stained soils containing conspicuous amounts of fire-stained or fire-broken rock, artifacts such as arrowheads or other stone tools, or even buried human remains. If such material is encountered during development, all work should cease and Archaeology Branch should be contacted immediately as a Heritage Conservation Act permit may be needed before further development is undertaken. This may involve the need to hire a qualified archaeologist to monitor the work.
Climate Change Adaptation and Mitigation	No increase in greenhouse gas emission is expected as a result of this proposal.
Shoreline Classification	n/a
Shoreline Data in TAPIS	n/a

APPENDIX #2 – POLICY REVIEW

SALT SPRING ISLAND OFFICIAL COMMUNITY PLAN

OCP Objective/Policy	Complies	Planner Comments
<i>Background Note: The Ganges Village Designation is made up of the Ganges Village Core subdesignation, the Upper Ganges Village sub-designation, the Education Designation, the Health Services Designation and part of the Park and Recreation Designation. Objectives and policies for the Education, Health Services and Park and Recreation designations are outlined in Sections B.4.2, B.4.3, and B.7.1 respectively.</i>		
B.5.2.1.1 To accommodate those land uses that allow Ganges to remain the commercial, social, cultural, and institutional centre for residents of Salt Spring Island.	yes	Application would contribute to commercial use in GVC
B.5.2.2.2 Zones within the Ganges Village Designation will continue to allow the wide range of commercial, industrial, institutional land uses and the various densities of residential development allowed by existing zoning.	yes	Application would contribute to commercial use in GVC



Job # 065225

December 7, 2022

Via email: ggordon@islandstrust.bc.ca

Geordie Gordon
Planner 1
Islands Trust

Dear: Geordie Gordon

Re: Application for a Cannabis Retail Store Licence
Applicant: CANNA NORTHWEST ENTERPRISES INC.
Proposed Establishment Name: SEASIDE CANNABIS
Proposed Establishment Location: 105 - 109 McPhillips Ave., Salt Spring, BC V8K2T6

The Applicant, CANNA NORTHWEST ENTERPRISES INC., has applied to the Liquor and Cannabis Regulation Branch (LCRB) for a Cannabis Retail Store licence proposed to be located at the above-noted address. The applicant contact is Joseph Chouinard. They can be reached at (778) 228-5222 or via email at espritchouinard@gmail.com.

Local governments and Indigenous nations are a crucial part of the licensing process. Section 33(1) of the [Cannabis Control and Licensing Act](#) prevents the LCRB from issuing retail store licence without receiving a positive recommendation regarding the licence application from the local government or Indigenous nation.

Please consider the application and provide the LCRB with a written recommendation.

To assist with your assessment, a site map of the proposed cannabis store is attached.

If you consider the application, you must gather resident's views (if applicable), even if the location already went through a public process to allow cannabis retail sales. This also applies to previous locations of private or government cannabis stores that are no longer operating.

If you choose not to make a recommendation regarding this application, please contact the LCRB at your earliest convenience. In this case, the LCRB will cancel the application.

Learn more about how to make a recommendation and the [role of local governments and Indigenous Nations in cannabis retail licensing](#).

If you have any questions regarding this application, please contact me at (778) 974-4274 or Tracy.Altman@gov.bc.ca.



Sincerely,

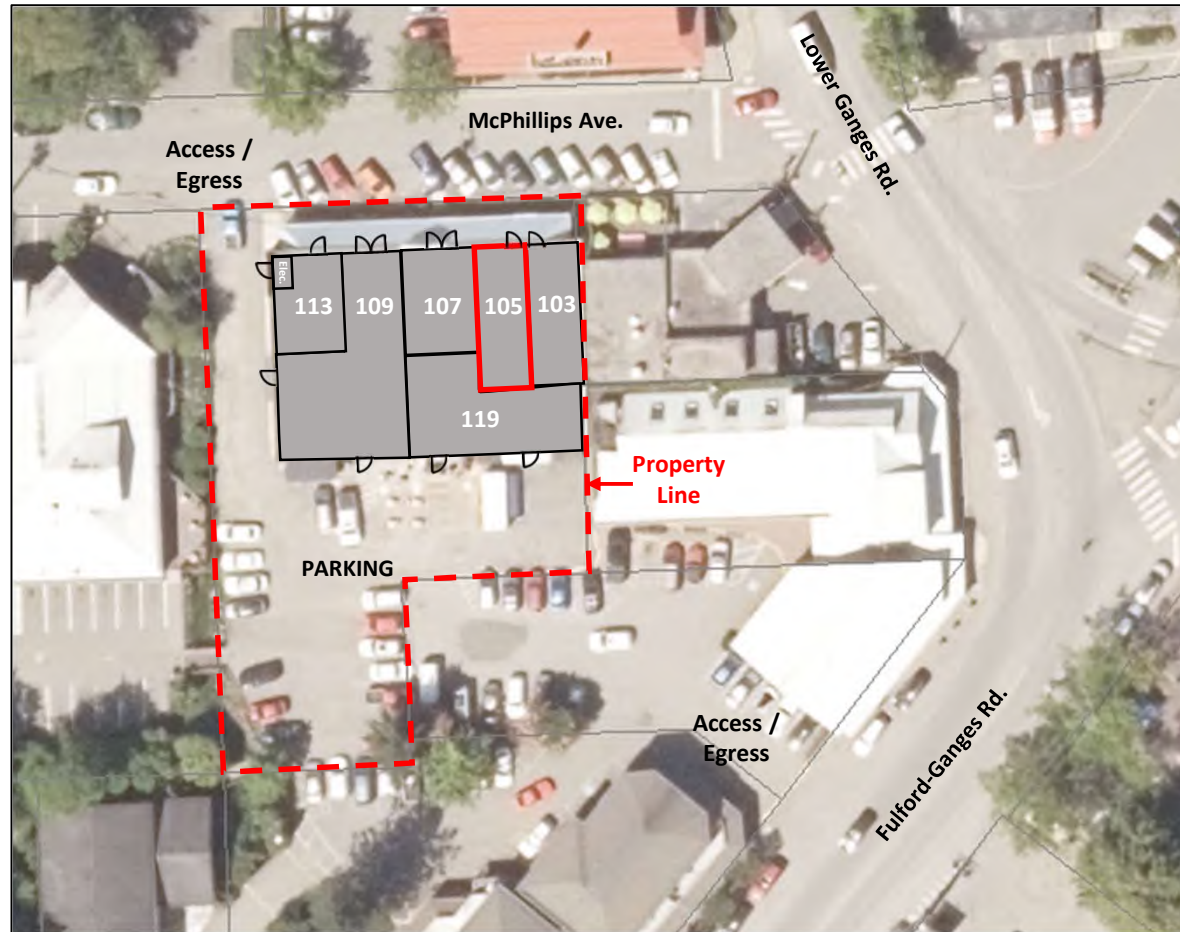
Tracy Altman
Senior Licensing Analyst
Liquor and Cannabis Regulation Branch

Attachment

SITE PLAN 1

105 – 109 McPhillips Ave, Salt Spring

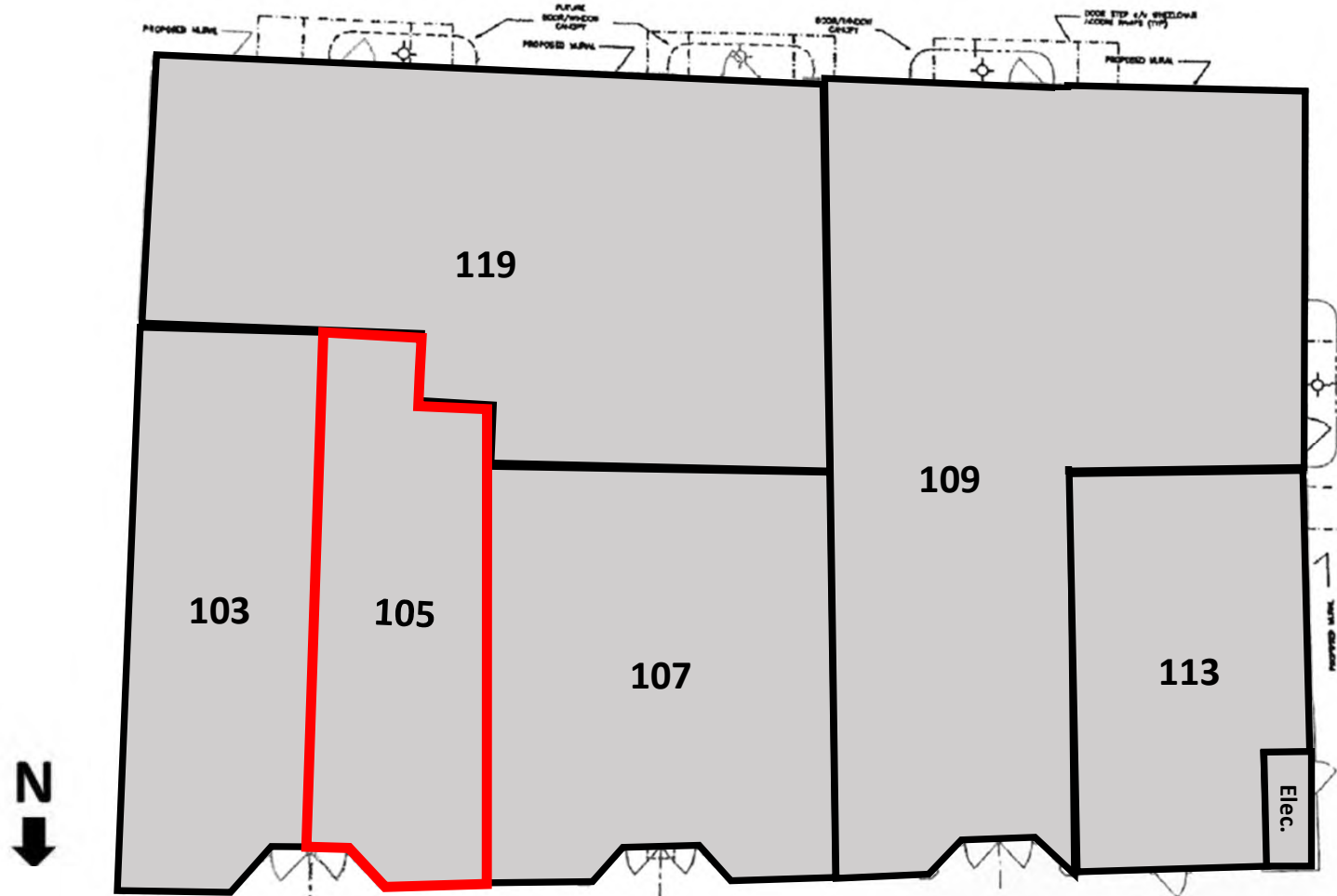
Appendix 4



UNIT #	BUSINESS NAME	BUSINESS TYPE	AREA (SQ.FT.)
103	Beautique	Beauty Salon	800
105	Seaside Cannabis (Proposed)	Non-medical Retail Cannabis Store	823
107	Choices	Womens Clothing store	1,172
109	Salt Spring Coffee	Café	2,344
113	Raven & Gold	Fashion Accessory	800
119	Transitions Thift Store	Not for Profit Thift store	1,823
TOTAL			7,762

SITE PLAN 2

105 – 109 McPhillips Ave, Salt Spring



Description of Demising Wall

- The demising walls run the full length of the building, spanning from the floor to ceiling, with no connecting doors or windows between the cannabis retail store and neighbouring businesses.

UNIT #	BUSINESS NAME	BUSINESS TYPE	AREA (SQ.FT.)
103	Beautique	Beauty Salon	800
105	Seaside Cannabis (Proposed)	Non-medical Retail Car	823
107	Choices	Womens Clothing store	1,172
109	Salt Spring Coffee	Café	2,344
113	Raven & Gold	Fashion Accessory	800
119	Transitions Thift Store	Thift store	1,823
TOTAL			7,762

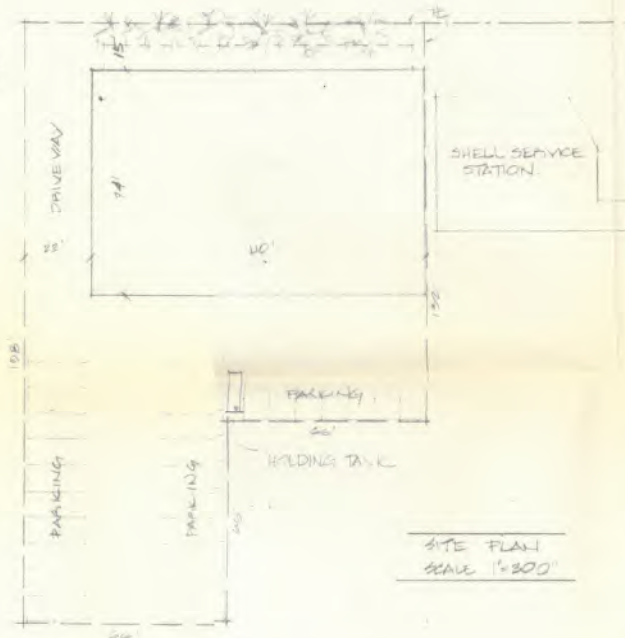


FRONT (McPHILLIPS) ELEVATION
SCALE 1/8"=1'-0"



SIDE ELEVATION
SCALE 1/8"=1'-0"

McPHILLIPS AVE.



SITE PLAN
SCALE 1"=300"

LEGAL DESCRIPTION

LOT 10+11 PLAN 3321
GANGES, GALT SPRING ISLAND.

BUILDING AREA 2082 S.F. (GROSS)

LEASABLE AREA REDUCED BY 15% TO
ALLOW FOR SERVICE AREAS, EQUIPMENT, ETC.
LEASABLE AREA = 1769 S.F.

PARKING REQUIREMENTS: 1 SPACE PER 248 S.F.
LEASABLE AREA, OR
 $1769 \div 248 = 7.13$ SPACES
PROPOSED PARKING: 27 SPACES.

(EXTRA PARKING SPACE CAN BE PROVIDED IN THE
FUTURE WHEN SANITARY SEWERS INSTALLED &
HOLDING TANK BECOMES OBSOLETE)

Salt Spring Island Trust Community

date	JULY 6/79	scale	AS NOTED
drawn	RL	checked	

the drawing-room
graphic services limited

project:

**DEVELOPMENT
PROPOSAL**
COMMERCIAL BUILDING
GANGES, B.C.

DEVICORP MANAGEMENT
2230-650 W. GEORGIA ST.
VANCOUVER, B.C.

subject:

ELEVATIONS & SITE PLAN.

code:

sheet of

3

STAFF REPORT

File No.: Bylaw 530 Accessory Dwelling Units
Cross 6500-20 Housing Action Program
Ref.No.:

DATE OF MEETING: April 13, 2023
TO: Salt Spring Island Local Trust Committee
FROM: Louisa Garbo, Island Planner
Salt Spring Island Team
COPY: Chris Hutton, Regional Planning Manager
Salt Spring Island Team
SUBJECT: Proposed Bylaw No. 530 "Accessory Dwelling Units"

RECOMMENDATION

1. That the Salt Spring Island Local Trust Committee accepts the staff report on resolutions analysis passed by Salt Spring Island Local Trust Committee on September 6, 2022 for Bylaw No. 530, cited as "Salt Spring Islands Land Use Bylaw No. 355, 1999, Amendment No. 1, 2022" and requests staff to return with Proposed Bylaw No. 530 as amended under option [1, 2, or 3] at the next meeting.

REPORT SUMMARY

This report provides an analysis to the resolutions passed by the Salt Spring Island Local Trust Committee (SS LTC) in September 2022 on Proposed Bylaw No. 530 on Accessory Dwelling Units (ADUs) and offers options for SS LTC to consider. Details of the September staff report and meeting minutes can be found in the links below:

[September 06, 2022 staff report \(start on Page 101\)](#)
[September 06, 2022 meeting minutes](#)

BACKGROUND

At a regular LTC meeting on September 06, 2022, staff submitted a post-public hearing report and recommended that Proposed Bylaw 530 not be read a third time to allow more time to consult with First Nations. The LTC also passed five resolutions below for staff to review.

SS-2022-134

That the Salt Spring Island Local Trust Committee request staff to research options to limit the number of Accessory Dwelling Units that may be permitted in a given time period and report back the strengths and weaknesses of the various options.

CARRIED

SS-2022-135

That the Salt Spring Island Local Trust Committee request staff to review Bylaw 530 and identify opportunities for amendments that can further minimize environmental impacts, such as maximum total floor area, shared driveways, and proximity of structures and report back the strengths and weaknesses of the various options.

CARRIED

SS-2022-136

That the Salt Spring Island Local Trust Committee request staff to prepare communications materials that guides the general public to understand the various forms of Accessory Dwelling Units and the steps necessary to be legally occupied.

CARRIED

SS-2022-137

That the Salt Spring Island Local Trust Committee request staff to review concerns raised at the recent public hearing for Bylaw 530 and provide recommendations.

CARRIED

SS-2022-138

That the Salt Spring Island Local Trust Committee requests staff to consult with First Nations to address concerns regarding Bylaw 530.

CARRIED

ANALYSIS

Resolution #SS-2022-134:

That the Salt Spring Island Local Trust Committee request staff to research options to limit the number of Accessory Dwelling Units that may be permitted in a given time period and report back the strengths and weaknesses of the various options.

Many jurisdictions limit the number of ADUs by restricting certain types to be allowed in certain zones or areas. The Proposed Bylaw No. 530 proposed no restriction on types and proposed to be allowed as a permitted use in most zones. In analyzing mechanisms available to limit the number of ADUs, the tools analyzed include the following (analysis is shown in Table 1 in Attachment 1):

- restricting to a pilot area(s) or zone(s),
- permitting by mapping certain areas (as in Schedule I),
- permitting in many zones within a given time or number of permits, or
- permitting through specific processes (e.g., housing agreement/covenant, zone variation, development permit).
- restricting the size, height, or other development standards

Resolution #SS-2022-135:

That the Salt Spring Island Local Trust Committee request staff to review Bylaw 530 and identify opportunities for amendments that can further minimize environmental impacts, such as maximum total floor area, shared driveways, and proximity of structures and report back the strengths and weaknesses of the various options.

It is common practice for local jurisdictions to impose development standards such as size, height, distance between buildings, minimum parking, and shared-driveway requirements on ADUs. The zoning regulations, in general, aims to protect the environment and avoid adverse impacts on the enjoyment of adjacent properties in a community. Development standards were included in the original Proposed Bylaw 530 (Option #1); revision has been proposed to the original version on development standards to help further reduce environmental impacts related to ADUs (Option #2). Please see analysis on development standards is shown in Table 2 in Attachment 1.

Resolution #SS-2022-136:

That the Salt Spring Island Local Trust Committee request staff to prepare communications materials that guides the general public to understand the various forms of Accessory Dwelling Units and the steps necessary to be legally occupied.

A communication piece has been developed for consideration (see Attachment 2). The communication piece explains why SS LTC is considering ADUs, what are the types of ADUs, and some questions that are frequently asked by the community. The communication piece will be posted on our website and printed copies to be available at the standard locations where Islands Trust office distributes printed materials.

Resolution #SS-2022-137:

That the Salt Spring Island Local Trust Committee request staff to review concerns raised at the recent public hearing for Bylaw 530 and provide recommendations.

The summary of the public written comments is provided in Attachment 3.

Resolution #SS-2022-138:

That the Salt Spring Island Local Trust Committee requests staff to consult with First Nations to address concerns regarding Bylaw 530.

Staff met with Tsawout First Nation, which previously expressed opposition to the Proposed Bylaw No. 530; they reaffirmed their concerns with expanding ADUs in many zones without any analysis of potential environmental impacts. In exploring options with them, they appeared to be amiable to allowing ADUs only where secondary suites are currently allowed.

DISCUSSION

Based on the Analysis of Resolutions summary in Attachment 1, staff is offering three options of the Proposed Bylaw No. 530 for discussion. Each option proposed is listed in the order of potential risk level where Option #1 presents the highest risk of being challenged for inconsistency with some of the policies in the SS OCP.

Option #1:

This option proposes no change to the original version of the proposed bylaw that was considered by SS LTC at the public hearing in August 2022, which proposed to allow ADUs to be in most zones except for the community well capture zone or within the community water system unless with letter of support from the operator of the water system. The original version included limits to building size and height, and distance between buildings (Attachment 4).

The original version of the proposed bylaw presented arguably potential inconsistency with policies on growth, infrastructure and servicing. This option also received opposition from Tsawout Nation. Although this option presents the highest risk of being challenged for inconsistency with policies within the SS OCP on growth, infrastructure and servicing, this option was also supported by the SS OCP policies on housing options and affordable housing.

Option #2

This option proposes further restrictions to the building sizes, interior setbacks and driveway requirements to the original version of the bylaw, based on the analysis of the resolutions per LTC's request, to reduce potential adverse environmental impacts. This option, unlike the original version that eliminated all seasonal and full-time rental cottages, this option does not propose to eliminate the cottage uses. However, there is provision to restrict only one accessory dwelling unit, one secondary suite, one seasonal cottage, or one full-time cottage will be permitted per lot. This option may still receive the same concerns from Tsawout Nation. Attachment 6 shows all changes in strikethroughs, bold and underlined from the original version, Option #1. The finished version can be found in Attachment 5.

Option #3

This option includes a major scaled-back of the areas to be permitted for ADUs as proposed in the original version. This revision proposes ADUs to be permitted only on properties identified in Schedule I where secondary suites are already allowed, and proposes that either one ADU or one secondary suite be permitted per lot (see Attachment 7). This option allows ADUs to be developed within the existing areas where secondary suites (which is also a type of ADU except they are attached to the principal single-family dwellings) are permitted, this option presents the least risk of potential SS OCP policy inconsistency.

Official Community Plan:

Although Option #1 presents greater risk of policy inconsistency, all three options proposed are supported by a number of SS OCP policies on promoting diverse housing options and affordable housing. All ADUs are subject to the proof of water and building code requirements, and must conform to all applicable BC Building Code requirements and comply with the Capital Regional District Building Regulation. The proposed ADUs bylaw intends to achieve the following SS OCP objectives and policies:

- Provide additional housing options
- Provide size limitations
- Prohibition of development within the watershed zones and community well-capture zones
- Minimize auto dependency
- Prohibition of short-term rental
- Increase workforce housing opportunity for island employees

Engagement

Should the SS LTC give second reading to any one of the options of Proposed Bylaw No. 530, staff will refer to the same agencies and First Nations as in the original referral. Additional open house meetings will be conducted to solicit further input from the community. These meetings will be structured to:

- summarize the ways that ADUs have helped other, similar jurisdictions diversify and enhance housing availability and variety in a low-impact way
- educate the public about the selected approach and the applicable regulatory tools to establishing an ADU or secondary suite
- seek input on reactions to the proposed bylaw.

Throughout this engagement, residents will also be informed through the project website, social media posts, and the email newsletter about upcoming workshops and “what we heard” summaries will be circulated shortly after workshop completions. De-personalized raw materials and summaries of the engagement results, as well as summaries of referral responses will be reported to the LTC once the referral and engagement periods are complete, at which time, staff will seek endorsement to schedule a public hearing.

Rationale for Recommendation

The purpose of this report is to provide the analysis of the resolutions requested by SS LTC; staff offers three options of the draft bylaw for discussion. Therefore, the recommendation is requesting SS LTC to accept staff report and request staff to return with Proposed Bylaw No. 530 with one. Staff has also provided alternative resolutions below for SS LTC to consider.

ALTERNATIVES

1. Select one of the options for the Proposed Bylaw No. 530 and proceed forward

The SS LTC may request staff to proceed with one of the options attached to this staff report for Proposed Bylaw No. 530. If selecting this alternative, the SS LTC may consider passing resolutions to give one of the options reading a second time. Recommended wording for the resolutions:

1. *That the Salt Spring Island Local Trust Committee rescinds second reading of Bylaw No. 530, cited as "Salt Spring Islands Land Use Bylaw No. 355, 1999, Amendment No. 1, 2022".*
2. *That the Salt Spring Island Local Trust Committee read Bylaw No. 530, cited as "Salt Spring Islands Land Use Bylaw No. 355, 1999, Amendment No. 1, 2022," as amended under option [1, 2 or 3] a second time.*
3. *That the Salt Spring Island Local Trust Committee has reviewed the Islands Trust Policy Statement Checklist attached to the April 13, 2023 report, and determined that Bylaw No. 530, cited as "Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 1, 2022," is not contrary to or at variance with the Islands Trust Policy Statement.*
4. *That the Salt Spring Island Local Trust Committee requests staff to refer Salt Spring Island Local Trust Committee Bylaw No. 530, cited as "Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 1, 2022." to host a public information meeting; and report back to Salt Spring Island Local Trust Committee with engagement results.*

2. Defeat Proposed Bylaw No. 530

The SS LTC may defeat Proposed Bylaw No. 530, as previously considered at public hearing contained in Attachment 4 below. Recommended wording for the resolution:

That the Salt Spring Island Local Trust Committee defeats the Proposed Bylaw No. 530

NEXT STEPS

Since additional information has been provided to SS LTC, such information followed a public hearing necessitate giving the bylaw 2nd reading again. Staff will conduct the following:

- Return to SS LTC at the next meeting with the Proposed Bylaw No. 530 for second reading if SS LTC pass the recommended resolution on the front page; or
- Prepare for the formal referral and community outreach processes if SS LTC pass the alternative resolutions of moving with one of the options of the draft bylaw.

Submitted By:	Louisa Garbo, Island Planner	March 28, 2023
Concurrence:	Chris Hutton, Regional Planning Manager	April 4, 2023

ATTACHMENTS

- 1 Analysis of Resolution #SS-2022-134 and Resolution #SS-2022-135
- 2 Communication Material per Resolution #SS-2022-136
- 3 Summary of public comments before the date of the public hearing, August 18, 2022
- 4 Option 1 Proposed Bylaw No. 530
- 5 Option 2 Proposed Bylaw No. 530 (clean version)
- 6 Option 2 Proposed Bylaw No. 530 (with strikethroughs)
- 7 Option 3 Proposed Bylaw No. 530
- 8 Islands Trust Policy Statement Checklist

SS-2022-134

That the Salt Spring Island Local Trust Committee request staff to research options to limit the number of Accessory Dwelling Units that may be permitted in a given time period and report back the strengths and weaknesses of the various options.

CARRIED

Table 1

Pilot Areas (village areas)		Comments
Strengths	- Existing infrastructure and servicing, including water, sewer, and transit system - Near amenities such as retail businesses, medical service, public services such as library, parks, and various modes of transportation. - More housing options without impacting rural areas - Allowing time to monitor results before expanding ADUs - Consistent with OCP policy, including flexible housing units as alternatives to single-family dwellings, village land use, and incremental zone changes	Not included in any versions of the Proposed Bylaw
Weaknesses	- May impose a further burden on existing infrastructure without data analysis, especially on water supply - Increase density in the already populated areas - Will likely increase the demand on transportation servicing capacity within the pilot area - Except for the undeveloped Channel Ridge Village, not a lot of single-family village lots are large enough to accommodate detached ADUs - Lack of OCP policy on ADUs similar to those for secondary suites policies to guide development pattern	
A Pilot Area (outside village areas)		
Strengths	- Provide additional housing options - Provide an option for aging in place - Consistent with OCP policy on flexible housing units	Not included in any versions of the Proposed Bylaw
Weaknesses	- Determine pilot areas may be arbitrary without analysis of existing infrastructure, especially on water supply - Permitting ADUs in specific properties where other properties under the same zones would not be allowed may be challenged - May impact existing transportation servicing in the pilot areas outside villages - Depending on the size of the area, First Nations may still consider this option as expansion without an OCP amendment - May offend OCP policy on infrastructure and servicing especially on supply of water unless supported by data analysis	

	• Lack of OCP policy on ADUs similar to those for secondary suites to guide development pattern	
In Specific Zones		
Strengths	• Provide greater opportunity and higher likelihood of update for more housing options • Provide an option for aging in place • Help monitor zone change incrementally if not too zones are allowed • Consistent with OCP policy on flexible housing units	• Included in the original Proposed Bylaw
Weaknesses	• Properties may be outside existing infrastructure and servicing areas • No data to ensure infrastructure and servicing capacity is sufficient • Depending on how many zones are permitted, may increase density in the rural areas • ADUs may not be affordable due to new Step-code requirements • First Nations’ position on the need for an OCP amendment to demonstrate no adverse impacts on the infrastructure capacity and the environment • Inconsistent with OCP policy on infrastructure and servicing, especially on the supply of water unless supported by data analysis, and incremental zone change depending on how many zones • Lack of OCP policy on ADUs similar to those for secondary suites to guide development	
Permitted only in Schedule I		
Strengths	• Provide additional housing options in areas that already allow secondary suites, which is considered a type of ADU • Potential for more than 1,300 properties will have the option to provide either a secondary suite or a detached ADU. (<i>note most jurisdictions report that that uptake is very minimal ~10%</i>). • Add ADUs as a permitted use in the LUB • Would legalize zoning of illegal detached ADUs on properties within Schedule I (will not legalize other regulations). • Consistent with OCP policies as it is not expanding density in areas not anticipating an additional suite. • Reduction of sprawl by focusing ADUs in areas with good road connections to services.	• Included as Option 2 of the Proposed Bylaw
Weaknesses	• NSSWD has a moratorium on new hook ups and the majority of Schedule I is within their service area • Fewer options for potential uptake.	
Permitted in a Given Time Period		
Strengths	• Provide housing options only while housing is a pressing need.	

	• Consistent with OCP policies on zone change incrementally and flexible housing units	• Not included in any versions of the Proposed Bylaw
Weaknesses	• The determined timeframe may be arbitrary, as ADUs seem to be a self-limiting response to market pressure or multi-generational living phenomena. • Challenges of removing a permitted use is often viewed as removing a permitted development right (e.g. community's opposition on the removal of seasonal cottages being considered through the Bylaw No. 512 on full-time rental cottages) • Potential legal challenges of imposing a first-come-first served system • Depending on the areas to be permitted, properties may be outside infrastructure and public service areas • Depending on areas to be permitted, it may still contradict the First Nations' position on the need for an OCP amendment to demonstrate no adverse impacts on the infrastructure capacity and the environment • Inconsistent with OCP policy on infrastructure and servicing, especially on the supply of water unless supported by data analysis	
Housing Agreement		
Strengths	• Ensures the affordability of the unit • May help limit a proliferation of ADUs on the island, and target them based on need. • Enable specific conditions to address the unique circumstances of an individual property, including servicing elements, • Can be imposed on properties in combination with other zoning options	• Not included in any versions of the Proposed Bylaw
Weaknesses	• Excludes ADUs for multigenerational living • Low cost/benefit for ADU builder for one unit. • Not achievable unless as a condition of land use application, or written as an amenity provision. • Some First Nations view HA as a restraint on their rights to manage property • Lack of an existing system in reporting and enforcement framework on compliance • Lack of resources to monitor compliance • Depending on how many zones or properties, may still contradict the First Nations' position on the need for an OCP amendment to demonstrate infrastructure capacity and environmental impact	
Limit the number of permits		
Strengths	• May help limit a proliferation of ADUs on the island	• Not included in any versions of the Proposed Bylaw
Weaknesses	• Not possible to administer outside of a licensing or TUP-based system of management.	

	- Depending on how many zones are permitted, it may be inconsistent with OCP policy on infrastructure and servicing, especially on the supply of water - Depending on the areas to be permitted, properties may be outside infrastructure and public service areas - Depending on areas and the number of permits to be permitted, it may still contradict the First Nations' position on the OCP amendment to demonstrate no adverse impacts on the infrastructure capacity and environment	
Draft Qualification Policy/Standing Resolution and Permit by Zone Variation Request		
Strengths	- Provide additional housing options while limiting the number of units - Consistent with OCP policy on flexible dwelling units and limits on growth - Has been practiced in the past through the full-time cottages amendment to LUB - The rezoning process is supported by OCP policies on flexible zoning and affordable housing	Not included in any versions of the Proposed Bylaw, but may not preclude someone to go through the process
Weaknesses	- The rezoning process is complex and time consuming - Depending on where zones are selected, properties may be outside infrastructure and public service areas - Depending on how many zones are permitted, it may be inconsistent with OCP policy on infrastructure and servicing, especially on the supply of water	
Permitted, but Subject to Issuance of a new Development Permit		
Strengths	- Provide additional housing options while creating a performance-based bar to entry assessing site and building form and character, water and energy conservation. - Consistent with OCP policy on flexible dwelling units - Has been practiced in the other jurisdictions - The rezoning process is supported by OCP policies on flexible zoning and affordable housing	Not included in any versions of the Proposed Bylaw
Weaknesses	- Requires OCP amendment to prepare new DPA and guidelines - DP process may be complex and time consuming - Properties may be outside infrastructure and public service areas - Depending on how many zones are permitted, it may be inconsistent with OCP policy on infrastructure and servicing, especially on the supply of water	
Restrictive sizes, height, or other development standards		
Strengths	- Provide additional housing options - Reduce land conversion rates and fragmentation of land - Reduces construction costs, including driveway building.	Included in all three versions of the Proposed Bylaw

	• Reduces road improvement cost by not requiring additional infrastructure such as culverts and road accesses. • Commonly practised in other jurisdictions	
Weaknesses	• Not attractive to some property owners • ADU may be too small for families with more than three occupants. • May still conflict with the OCP policies on infrastructure and servicing and zone change incrementally, as identified during the full-time rental cottages amendment process	

SS-2022-135

That the Salt Spring Island Local Trust Committee request staff to review Bylaw 530 and identify opportunities for amendments that can further minimize environmental impacts, such as maximum total floor area, shared driveways, and proximity of structures and report back the strengths and weaknesses of the various options.

CARRIED

Table 2

Building Size Limits		
Strengths	• May be less expensive to construct • Ensure ADUs are subordinate and incidental to the main principal residential use on the lot • Preserve the rural character • Help limiting building footprint on the environment • Commonly practised in other jurisdictions	• Included in all three versions of the Proposed Bylaw
Weaknesses	• May not attract property owners to invest if the standards are too restrictive • May not provide housing large enough for family with children	
Building Height limits		
Strengths	• Ensure ADUs are accessory and incidental to the main principal single-family building on the lot • Preserve the rural character • Typical building code and zoning bylaw requirements for accessory buildings • Commonly practised in other jurisdictions	• Included in all three versions of the Proposed Bylaw
Weaknesses	• May restrict the size of a two-storey building • May not provide housing large enough for family with children	
Distance Between Buildings		
Strengths	• Ensure ADUs are not too close to the main principal single-family building on the lot • Typical building/fire code and zoning bylaw requirements for structures on the same lot • Commonly practised in other jurisdictions	• Included in all three versions of the Proposed Bylaw
Weaknesses	• May restrict an ADU if the lot is too small • May further restrict the size of an ADU	

Limits the Number of Driveways		
Strengths	• A shared-driveway complies with provincial driveway standards when access onto provincial roadway • A shared-driveway is commonly practised in other jurisdictions • A shared-driveway reduces run-offs and impervious surface • A shared-driveway reduces curb-cuts, vehicular and pedestrian conflicts	• Included in the revision for Option 2 and 3
Weaknesses	• One user may leave vehicles, bicycles or other objects blocking driveway • Users not keeping up with the maintenance responsibility • Potential legal liability	
Minimum Parking Requirements		
Strengths	• A minimum parking requirement prevents on-street parking • Off-street parking provides convenience • May increase the number of prospective renter • Off-street parking prevent complaints from neighbours of vehicles park on the street	• Included in the revision for Option 2 and 3
Weaknesses	• Parking complaints are often an emotional issue • Contradicts the principle of ADUs to reduce or eliminate dependency on vehicular travel • May impact the area available for the ADU	

Sources Sorted:

- [Accessory Dwelling Units: Case Studies and Best Practices from BC Communities](#) – on pilot areas
- [Innovative Solutions for the Housing Crisis](#) - Using existing housing and land to provide greater housing opportunities
- [What Works](#) – on secondary suites and challenges on housing agreement
- [City of Abbotsford Consolidated Building Bylaw 2003](#) – infrastructure fees on secondary suites
- [Changes to the BC Building Code for Secondary Suites](#) – on changes to building code
- [CRD Southern Gulf Islands Housing Strategy](#) – ADUs own by non-profit society and funding for ADUs
- [CRD Southern Gulf Islands Updated Housing Market Analysis Report](#) – on cost of housing and accessory dwelling units
- [The ADU Gauntlet: Selected Restrictions And Requirements For Accessory Dwelling Units \(ADUs\) In Cascadian Cities, Early 2013](#) – on ADUs rules
- [Staff Report 2017](#) – analysis on full-time rental cottages and OCP consistency test
- [Do ADUs cause neighborhood parking problems?](#) – issues with parking requirements
-

ADUs requirements:

- [City of Quesnel ADU How-To Guide](#)
- [Bowen Island Municipality Land Use Bylaw No. 57, 2002](#)
- [City of Campbell River zoning Bylaw No. 3250, 2006](#)

- [Colwood Land Use Bylaw No. 151, 1989](#)
- [Gabriola Island Land Use Bylaw Bylaw No. 177, 1999](#)
- [Galiano Island Local Trust Committee Land Use Bylaw 127, 1999](#)
- [Hornby Island Land Use Bylaw No.150, 2014](#)
- [Mayne Island Land Use Bylaw No. 146, 2008](#)
- [North Pender Associated Islands Land Use Bylaw No. 148, 2003](#)
- [The Corporation of the District of Saanich Zoning Bylaw 8200](#)

Development Standards from other jurisdictions

THE ADU GAUNTLET: SELECTED RESTRICTIONS AND REQUIREMENTS FOR ACCESSORY DWELLING UNITS (ADUs) IN CASCADIAN CITIES, EARLY 2013.									
(Attached units, such as secondary suites and in-law apartments = AADUs; detached units, such as laneway houses and backyard cottages = DADUs.)									
Please help us fact check and fill in the blanks!									
CITIES	NUMBER OF ADUs ALLOWED PER LOT	OFF-STREET PARKING SPACES REQUIRED PER ADU	MUST PROPERTY OWNER LIVE ON THE SITE?	HOW MANY PEOPLE MAY LIVE ON THE LOT?	HOW BIG MAY ADUs BE? (IN FLOOR AREA)	WHERE IN THE CITY ARE ADUs ALLOWED?	MUST ADU MATCH HOUSE IN EXTERIOR DESIGN?	CITY POPULATION	ADU-FRIENDLINESS SCORE (0-100)
Vancouver, BC	1 AADU + 1 DADU	0	no	Each unit gets its own occupancy quota (e.g., ≤5 unrelated persons in each unit)	AADUs: ≥400 sq. ft. and ≤area of primary dwelling. (Smaller permitted in condo AADUs.) DADUs: 280 - 500 sq. ft. (plus 220 sq. ft. garage, which most residents use as living space), and ≤12.5% of lot.	AADUs in virtually all residential zones, even inside condos, where space and layout permit. DADUs: most single-family lots in city (including lots ≥33 ft. wide that adjoin lanes/alleys).	no	643,000	96
Seattle, WA	1	1	yes	Units share one occupancy quota (≤8 in both units, if any unrelated).	AADUs ≤1,000 sq. ft.; DADUs ≤800 sq. ft. and ≤40% of rear yard.	Most residential zones, but lot and unit size and characteristics must fit requirements. DADUs: sites ≥4,000 sq. ft. and ≥25 ft wide and ≥75 ft deep.	no	608,660	58
Portland, OR	1	0	no	Units share one occupancy quota (≤6, if unrelated).	≤800 sq. ft. and ≤75% of primary unit. ADU & other accessory structures (such as garage, shed) cover ≤15% of total site.	All lots in residential zones with a house, attached house, or manufactured home.	yes	583,776	72
Surrey, BC	1	1	yes	Surrey has no occupancy limits.	≤969 sq. ft. and ≤40% of primary unit. ADU attached to garage (coach house): ≤500 sq. ft. above garage and ≤430 sq. ft. at grade.	AADUs in detached single-family houses in certain zones. DADUs: in certain zones, on lots with detached single-family houses that are either corner lots or have rear lane/alley access and are ≥95 ft. deep.	Usually no, but yes in some zones.	468,000	47
Burnaby, BC	1 AADU (but only for family members); 0 DADUs	0	no, but occupants must be related	3 unrelated in main dwelling + 2 adults in ADU, must be related to persons living main dwelling	No size limit.	In single-family and two-family dwellings in most residential zones. Also permitted inside some condos.	Not applicable because DADUs banned.	223,000	36
Spokane, WA	1	1	yes	Both units share one occupancy quota (≤6, if any unrelated)	AADU: 250 - 800 sq. ft., not counting its garage, and ≤50% of total footprint of primary dwelling. DADU: Footprint of DADU ≤ footprint of primary dwelling. Combined footprint of all detached accessory structures (e.g., DADU + garage) ≤15% of lot. DADUs: ≤600 sq. ft. and DADU's area, minus its garage, counts toward floor-area ratio allowed in its zone.	On all residential lots with attached, detached, or manufactured single-family dwellings that lack a home-based business. In addition, AADUs allowed only where footprint of primary unit is ≥800 sq. ft., not counting garage.	yes	208,916	41
Boise, ID	1	1	yes	Each unit gets its own occupancy quota (e.g., ≤5 unrelated persons in each unit)	ADU ≤10% of lot and ≤600 sq. ft. and ≤1 bedroom.	All lots in residential zones.	yes	206,000	43
Tacoma, WA	1	1	yes	≤4 people in ADU. Also, as for other single-family dwellings, must have ≥300 sq. ft. per person. (This rule makes real limit ≤3 people, because no ADU can be >1,000 sq. ft.)	300 - 1,000 sq. ft. and ≤40% of combined area of primary and accessory unit and ≤10% of lot.	Residential lots with detached single family houses that meet minimum lot size requirement of their zone. In R-2 zone, e.g., lot ≥5,000 sq. ft.	yes	198,000	38

CITIES	NUMBER OF ADUs ALLOWED PER LOT	OFF-STREET PARKING SPACES REQUIRED PER ADU	MUST PROPERTY OWNER LIVE ON THE SITE?	HOW MANY PEOPLE MAY LIVE ON THE LOT?	HOW BIG MAY ADUs BE? (IN FLOOR AREA)	WHERE IN THE CITY ARE ADUs ALLOWED?	MUST ADU MATCH HOUSE IN EXTERIOR DESIGN?	CITY POPULATION	ADU-FRIENDLINESS SCORE (0-100)
Richmond, BC	1 AADU, 1 DADUs	1, if on arterial streets	no	Each unit gets its own occupancy quota (e.g., ≤6 unrelated persons in each unit).	AADU: 355 - 969 sq. ft. and ≤40% of total floor area of both units. DADU: 355 - 753 sq. ft., combined with main dwelling ≤floor area ratio for lot. ADU attached to garage (coach house): 355 - 646 sq. ft., ≥75% of floor area above a garage or ≤60% in certain zones.	AADU: In single-family houses large enough to accommodate them. DADUs (coach houses attached to garage and free standing "granny flats"): in specified zones, must have vehicle access to a rear lane/alley.	yes	190,000	70
Yakima, WA	1	1	no	Each unit gets its own occupancy quota (e.g., ≤5 unrelated persons in each unit).	≤800 sq. ft. and ≤50% of primary dwelling.	On residential lots with detached single-family dwellings and lots ≥10,890 sq. ft. (a quarter acre).	yes	162,000	45
Eugene, OR	1	1	yes	Each unit gets its own occupancy quota (e.g., ≤5 unrelated persons in each unit).	≤800 sq. ft. (more for certain flats)	AADUs: lots ≥4,500 sq. ft. (which includes most single-family lots in city). DADUs: lots ≥6,000 sq. ft.	no	156,185	56
Salem, OR	0	ADUs not allowed	ADUs not allowed	ADUs not allowed.	ADUs not allowed	Nowhere	ADUs not allowed	155,000	-
Abbotsford, BC	1 AADU, 0 DADUs	1	yes	?	AADUs ≤969 sq. ft. and ≤40% of floor area of entire house.	Residential lots in specified residential zones (mostly low to medium density zones).	Not applicable because DADUs banned.	133,000	28
North Vancouver, BC	1	1	yes	≤3 unrelated in main, ≤4 (must be related) in ADU.	AADUs: 400 - 969 sq. ft. and ≤40% of total floor area of house. DADUs: ≤800 sq. ft. and ≤15% of lot area	In single-family houses. DADU: lots ≥ 3,900 sq. ft.	yes	132,000	38
Langley, BC	1 AADU, 0 DADUs	1	yes	Each unit gets its own occupancy quota (e.g., ≤4 unrelated persons in each unit).	≤40% of total floor area of house and ≤969 sq. ft.	In single-family houses. No DADUs.	Not applicable because DADUs banned.	129,000	38
Coquitlam, BC	1 AADU, 0 DADUs	1	?	?	AADUs ≤40% of total floor area of house.	In single-family dwellings that have no lodgers or boarders. No DADUs.	Not applicable because DADUs banned.	126,000	22
Bellevue, WA	1	1	yes	Units share one occupancy quota (≤6, if any unrelated).	300 - 800 sq. ft. and ≤40% of combined floor area of units, not including garage.	In existing single-family houses where no home-based business is located, ≥3 years after final inspection approval. DADU: lots ≥ 3,900 sq. ft.	?	122,363	39
Gresham, OR	1	1 or more, depending on unit characteristics	yes	Each unit gets its own occupancy quota (e.g., ≤5 unrelated persons in each unit).	AADUs ≤900 sq. ft.; DADUs ≤750 sq. ft.	Lots with single-family houses in all residential zones. DADUs must attach to a garage.	yes	105,594	49
Everett, WA	1 AADU, 0 DADUs	1 (plus 2 for primary dwelling)	yes	Both units share one occupancy quota (e.g., ≤4 adults, if unrelated).	≤40% of total floor area of house and ≤800 sq. ft.	On lots of ≥5,000 sq. ft. where there is a single-family house.	yes	103,000	29
Kent, WA	1	1	yes	Each unit gets its own occupancy quota (e.g., ≤6 unrelated persons in each unit).	AADUs: ≤40% of primary unit, DADUs: ≤800 sq. ft. and ≤33% of primary unit.	On all lots with single-family dwellings.	no	92,000	53
Hillsboro, OR	1	1	yes	≤5 unrelated in primary dwelling + ≤3 related or unrelated in ADU.	250 - 750 sq. ft. and ≤75% of primary unit.	In most single-family residential zones.	yes	91,611	43

CITIES	NUMBER OF ADUs ALLOWED PER LOT	OFF-STREET PARKING SPACES REQUIRED PER ADU	MUST PROPERTY OWNER LIVE ON THE SITE?	HOW MANY PEOPLE MAY LIVE ON THE LOT?	HOW BIG MAY ADUs BE? (IN FLOOR AREA)	WHERE IN THE CITY ARE ADUs ALLOWED?	MUST ADU MATCH HOUSE IN EXTERIOR DESIGN?	CITY POPULATION	ADU-FRIENDLINESS SCORE (0-100)
Beaverton, OR	1	1	yes	Each unit gets its own occupancy quota (e.g., ≤5 unrelated persons in each unit).	≤800 sq. ft. and ≤50% of primary unit. No DADUs.	In most single-family residential zones.	yes	89,803	39
Victoria, BC	1	0	no	Victoria has no occupancy limit.	AADU: ≤968 sq. ft. and ≤40% of primary unit. DADU: ≤400 sq. ft. or ≤600 sq. ft. on permitted larger lots	In most single-family neighborhoods, AADUs in detached single-family houses that are ≥1,600 sq. ft.,	yes	83,000	60
Nampa, ID	No limit on AADUs, 2 DADUs	0	no, but the units are not to be rented separately	Both units share one occupancy quota (≤6 unrelated people).	AADU: no limit, but only one bedroom and kitchenette only (no 220 watt power source) DADUs: must be smaller than primary dwelling, but only one bedroom and kitchenette only (no 220 watt power source)	Most residential zones.	no	82,000	67
Bend, OR	1	1	no	no limit	≤600 sq. ft. and ≤40% of primary unit.	In several residential zones.	yes	76,639	46
Meridian, ID	1	0	yes	Both units share one occupancy quota (≤10 people, if any unrelated).	≤700 sq. ft. and ≤1 bedroom.	On lots with single-family dwellings.	yes	75,000	58
Medford, OR	1	1	?	?	≤900 sq. ft. and ≤50% of primary unit.	?	yes	75,000	20
Springfield, OR	1	1	yes	?	300 - 750 sq. ft. and ≤40% of primary unit.	All low-density residential zones, except one historic district.	yes	59,403	27
Idaho Falls, ID	0	ADUs not allowed	ADUs not allowed	ADUs not allowed	ADUs not allowed	Nowhere	Not applicable because DADUs banned.	57,000	-
Corvallis, OR	1	0	yes	?	≤900 sq. ft. and ≤40% of primary unit	On very large lots in low-density residential zones (≥8,000 sq. ft. for DADUs, ≥6,000 sq. ft. for AADUs); on smaller lots in denser zones (≥3,500 sq ft. for DADUs, ≥2,500 sq. ft. for AADUs).	yes	54,462	39
Tigard, OR	1 AADU, 0 DADUs	1	yes	No occupancy limit.	≤800 sq. ft. and ≤50% of primary unit. No DADUs.	AADUs in all residential zones on lots with single-family houses. No DADUs.	?	49,011	34
Lake Oswego, OR	1	1	yes	≤2 in ADU.	250 - 800 sq. ft. or total floor area of all buildings on site ≤40% of lot size ("floor-area ratio" of 0.4); ≤1 bedroom.	All residential zones, on lots with single-family dwellings.	no	37,046	48
Oregon City, OR	1	0 or 1, depending on site characteristics	yes	?	300 - 800 sq. ft. and ≤40% of primary unit and ≤2 sleeping areas.	On lots in single-family zones.	yes	32,211	38
Tualatin, OR	1 AADU, 0 DADUs	1	?	?	≤800 sq. ft. and ≤50% of primary unit. No DADUs.	AADUs in certain residential zones on lots with single-family houses. No DADUs.	Not applicable because DADUs banned.	26,054	19
West Linn, OR	1	0 or 1, depending on site characteristics	?	Both units share one occupancy quota.	250 - 1,000 sq. ft. and DADUs: ≤30% of primary unit.	In residential zones on lots with single-family houses.	yes	25,392	48
Forest Grove, OR	1	1	yes	?	≤720 sq. ft. and ≤30% of primary unit.	In residential zones on lots with single-family houses.	yes	21,460	31
Milwaukie, OR	1	1	yes	No occupancy limit.	≤600 sq. ft. and ≤40% of primary unit.	In residential zones on lots with single-family houses.	yes	20,291	41
Ashland, OR	1	0 or 1, depending on site characteristics	No	?	DADUs: ≤1,000 sq. ft. and ≤50% of primary unit.	On lots in single-family residential zones. Conditional Use Permit required. (In most cities, such permits are expensive and time consuming to get.)	no	20,078	51
Wilsonville, OR	1	1, waived in rare circumstances	No	?	≤800 sq. ft. and ≤2 bedrooms (unless specified otherwise in adopted city plans)	On all lots with attached or detached single-family dwellings.	yes	19,715	45

Accessory Dwelling Units in Salt Spring Island

Proposed Bylaw No. 530 (Bylaw 530) proposes to change the Salt Spring Island Land Use Bylaw (LUB) to provide permission and create regulations for Accessory Dwelling Units (ADUs) in a number of specified residential and rural zones to help alleviate ongoing rental supply issues and provide additional housing options on Salt Spring Island.

Additional Dwelling Units can:

- Provide additional housing options
- Provide size limitations
- Limit development within the watershed zones and community well-capture zones
- Minimize auto dependency
- Prohibit short-term rental
- Increase workforce housing opportunities for island employees

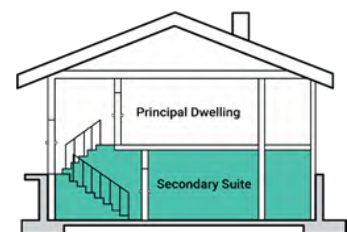
Accessory dwelling Units help to create a variety of housing options within the Salt Spring Island community. As habitable spaces, all ADUs are required to conform to the BC Building Code and other applicable LUB regulations. Regardless of the type of ADU, proposed regulations stipulate that they are accessory dwellings and that land containing ADUs cannot be separated through subdivision or through the creation of a strata.

Types of Accessory Dwelling Units:

- **Detached New Construction** – these standalone units, often referred to as backyard cottages or granny pods, are separated from the main house, giving their residents extra privacy.
- **Addition or Attached** – these units are an addition that extends from the existing main residence and a good option for a lot with limited space or when there is no existing garage or workshop on the property that could be converted.
- **Above-garage** – existing garages and workshops often have ample space in the rafters where a comfortable ADU could be added as a remodel or included in a new build design. Referred to as carriage homes in some jurisdictions.
- **Garage conversion** – sometimes, cars get the boot to make way for additional square footage. Garage conversions differ from an above-garage ADU in that the garage changes from a storage space to an ADU, from top to bottom. These ADUs may be attached or detached to the primary residence.
- **Basement conversion** – basement conversions, often known as secondary suites, take advantage of the existing structure of the home. The basement becomes an additional living space with a private entrance.

Example of a secondary suite as an Accessory Dwelling Unit:

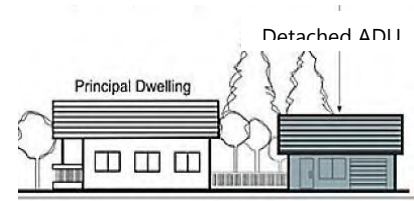
A secondary suite is a separate living area contained within a single-family home. It is a self-contained unit with a separate entrance from the principal dwelling, contains a kitchen, bathroom, and one or more bedrooms. A secondary suite does not have its own Certificate of Title, and it cannot be stratified.



Example of a secondary suite

Example of a Detached Accessory Dwelling Unit:

A freestanding detached single-family home located on the same parcel as the principal dwelling, sometimes referred to as a coach house in other municipalities.



Example of a Carriage House:

ADUs may also be attached to an accessory building like a garage. An ADU is located on the same property as the principal dwelling.



Frequently Asked Questions

Q: If the land use bylaw amendment is approved and my property lies within a land use zone that will permit a secondary suite or an ADU, what are the required steps to legalize or build a new suite or cottage?

A: A Building Permit from the CRD is required. Prior to issuance of an Occupancy Permit, CRD requires proof of an adequate supply of potable water is provided and confirms that the onsite wastewater disposal system has been designed to meet provincial regulations.

Q: Who ensures that on-site sewage disposal systems are properly designed and installed?

A: A registered Onsite Wastewater Practitioner (ROWP) must certify that an onsite wastewater disposal system meets the requirements of the regulations. The certified plans are filed with Vancouver Island Health Authority.

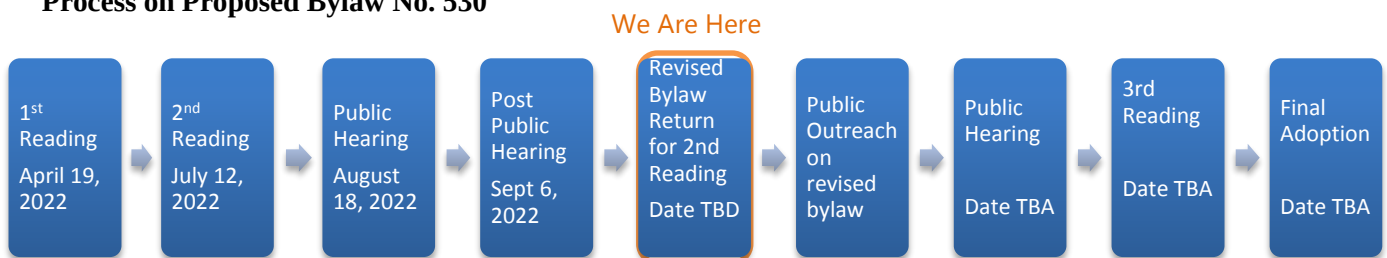
Q: Will my neighbourhood look or feel different if secondary suites and/or an ADU are allowed in it?

A: This is a common concern when secondary suites or ADUs are introduced into a neighbourhood but with proper controls in place, such as requiring on-site parking for the ADU and ensuring that building setbacks and height restrictions are adhered to, secondary suites or ADUs do not affect the look and feel of a neighbourhood.

Q: When will Proposed Bylaw No. 530 on ADUs will be approved?

A: A public hearing took place in August 2022. The Salt Spring Island Local Trust Committee (SS LTC) requested staff to propose options to address concerns raised about the proposed bylaw. The SS LTC will likely consider a revised version of the proposed bylaw in the summer of 2023.

Process on Proposed Bylaw No. 530



Summary of public comments before the date of the public hearing on August 18, 2022:

Opposition to Bylaw	Support of Bylaw
Bylaw as written will not address the need for affordable housing	Greatly benefit SS by addressing the housing crisis
Unclear of ecological impacts	Create small environmental footprint
Potential for too much growth	Promote a better mix of housing options
Rights offered cannot be rescinded	The bylaw supports housing for working people, artisans, young families
Need to provide housing in areas with existing infrastructure	SS needs housing for middle and lower income
ADUs are not really affordable	Bylaw will expand housing options
Too much of a rush to push the bylaw	Small homes use fewer resources than large single family homes
ADUs should not be in RW1 and RW2	Currently under immense stress in finding housing and had to move multiple times
Should require covenants and rental agreements	The cost of construction for ADUs will not result in sudden increase in new units
Cumulative effects of land clearing affect stream flow	More diverse housing for seniors
Long-term effect of increasing density by increasing development potential	Many illegal dwellings are code compliance, the bylaw will help increase supply of safe housing
Bylaw is too broad and subject to abuse	Provide housing for women and children that are vulnerable and subject to violence
Lack evidence such bylaw will address the housing issue or provide housing that serve the islanders who need housing	Lack housing for employees of business, hospital and other services on the island
ADUs will increase property value and increase price of properties being sold	Young generation can stay where they were born
Bylaw is against the protect and preserve mandate	Helps legalize many illegal suites and cottages
Bylaw contravenes the OCP	Provides affordable rental housing
Shared concerns of lack of stable and safe housing but also concerned with the negative. Make a pilot area for two years	Business owners struggling to find employees due to housing shortage
Bylaw 530 has no requirement to ensure affordable housing and offers a blanket unregulated amendment that would result in higher priced accommodation directed at the tourism market	Island needs teachers and housing to support new teachers
Bylaw 530 which seeks to rezone thousands of lots to allow for year-round suites and cottages, staff has not release info on how lots will be affected	Friends and families have to leave the island due to lack of housing
Violate the OCP especially on limiting growth	Working people have to move numerous time to without permanent homes.
No guarantee the ADUs will go to long-term rentals or affordable	Enable aging in place
The bylaw will result in more B&B and STVRs	Improving access to housing especially for workers
Existing illegal trailer park in the area impacted the quality of the well and nearby aquifer	Help to attract and maintain highly skilled employees
No requirement to ensure the ADUs are for current island residents	Compact nature of ADUs help conserve on resources and taking up small environmental footprints

Against OCP's policy on zone changes to be avoided if results in a larger population, exception to be 'few and minor'	The bylaw provide workers housing that will support the long-term health of the community and local business
Housing issues should not be for private owner to respond	The housing crisis is affecting staffing all over the island and it is felt by everyone
Should focus on STVRs and speculation and vacancy tax instead	ADUs offer multi generational housing
Needs info on how many homes are needed first	ADUs contribute the least environmental impacts, especially those in-home suites
People who are renting illegally will not likely bring their units up to code.	ADUs help supplement income for property owners
Bylaw is too drastic, should phase it mildly	ADUs help legalize the illegal units on the island
Additional density will further burden the water supply	Island needs business, business needs staff, staff needs housing
Needs housing agreement to ensure long-term rentals for local workers	Many are living in their vehicles, campers and boats
Not be allowed in watershed areas	Poor living conditions lead to environmental damage due to waste, contaminants and dumping into the sea
ADUs' impacts on the health of our lakes, forests, and near-shore marine ecosystems	Research and groundwork had been available for years
Bylaw offends IT Policy Statement on protection of ecosystems	ADUs provide eco-friendly housing options
The island is overdeveloped and must put growth on hold	Solutions come too slowly, needs more public education and data to educate the community
The existing illegal and substandard units will remain as a result of the bylaw, despite not meeting building code	We can protect the environment while protecting the people who are part of the community
Bylaw will encourage increased land-clearing for absentee and part-time landowners	Many initiatives and solutions were proposed before, need quick action to address the housing crisis
Ground water is diminishing as a result of climate change, rainwater collection should be required	OCP policies support secondary suites and housing solutions that have not been translated into the LUB
Support the previous version with the covenant but should add affordability in the covenant, focus on areas with bus services first	ADUs will distribute density across the rural island and less impactful on water supply
ADUs will exacerbate existing water and housing cost on the island	ADUs provide additional housing without having to build more new large single-family homes
Needs dedicated housing in high density zones served by existing infrastructure and transit routes	Many people are living in illegal units that are unsafe and facing fear of eviction
Bylaw only upzones properties, increased housing value and not providing housing for low-income or workers	ADUs provide year-round housing for workers and housing for farmers who wish to live off farms
Bylaw will have profound impact on the character, ecology, and sustainability of SSI	Population is growing but rental housing has not
Bylaw will double the units on a lot which offends the LUB's definition of no more than one dwelling unit per lot	This bylaw doesn't go far enough
Lack necessary research on potential impacts as a result of this bylaw	bylaw support a diverse population by providing diverse housing types rather than only to those who can afford to buy or to rent
Offends the Island Trust Act on adopting bylaw inconsistent with OCP and ITPS	Bylaw supports an inclusive community

Lacks adequate information provided to the public prior to the public hearing	Homebased bed and breakfasts should be allow in ADUs
Bylaw should address the potential stress of ADUs on existing infrastructure, the ecological carrying capacity to accommodate the densification, on water resources and on consistency with OCP and ITPS	Farmers can no longer afford the price of lands and ADUs provide support for farm workers without owning the lands
No data on bylaw's impact in terms of population increase	Long-term resident are better steward of the land
Bylaw will increase more tree cutting and traffic	Ferry workers are staying in hotels and tents to keep the ferry running
No data to show how many workers housing will this bylaw be secured	
IT's mandate to protect and preserve is not incompatible with creating space for human communities, but bylaw as written needs to be amended	
ADUs can turn into short-term rentals for tourists as it is more viable	
With different address could mean the ADUs could be sold instead of for long-term rental	
further exacerbate lack of affordable housing, environmental degradation, increasing already inflated house prices, illegal short-term rentals	
Excessive use of water in one home can impact neighbouring wells	
ADUs would burden the exisiting inadequate septic systems in many homes	

PROPOSED

SALT SPRING ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 530

A BYLAW TO AMEND SALT SPRING ISLAND LAND USE BYLAW NO. 355, 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 Local Trust Committee, Bylaw No. 355. Land Use Bylaw, 1999, Amendment No. 1, 2022”.

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 By replacing the definition on “full-time rental cottage” with the following in Section 1.1 “Definitions:”

“Accessory Dwelling Unit” means a *dwelling unit accessory* to a *single-family dwelling unit* intended as an independent, separate unit, and subordinate to the *principal structure*, which contains sleeping, living, cooking and sanitary facilities, and its own independent entrance.

2.2 By deleting Schedule “I” Secondary Suites Map

2.3 By replacing Section 3.14 “Seasonal Cottages” and Section 3.15 “Full-Time Rentals Cottages” with the following:

3.14 ACCESSORY DWELLING UNITS

3.14.1 In zones where an *accessory dwelling unit* is permitted, the following regulations apply:

- (1) the *accessory dwelling unit* is not located within a portion of a *lot* that is identified as a Community Well Capture Zone on Map 22 of the Salt Spring Island Official Community Plan;
- (2) the *accessory dwelling unit* is not located within a *community water system*, except where written confirmation from the operator of the *community water system* is provided that the site has sufficient capacity to supply the *accessory dwelling unit*;
- (3) the *accessory dwelling unit* must not be operated as a *Bed and Breakfast home-based business*, nor rented on a *temporary* basis.

3.14.2 A building permit must be obtained for the *accessory dwelling unit* to satisfy all code requirements;

3.14.3 The maximum height of an *accessory dwelling unit* is 7 metres;

- 3.14.4 The maximum *floor area* of an *accessory dwelling unit* is 56 square metres on *lots* less than 1.2 hectares in area;
- 3.14.5 The maximum *floor area* of an *accessory dwelling unit* is 90 square metres on *lots* greater than 1.2 hectares;
- 3.14.6 Only one *accessory dwelling unit* or one *secondary suite* shall be permitted per *lot*;
- 3.14.7 The *accessory dwelling unit* can be freestanding or combined with an *accessory building*;
- 3.14.8 The *accessory dwelling unit* must not have a *basement*;
- 3.14.9 The *accessory dwelling unit*, including any stairs, decks or porches or other *structures* that are attached to the unit, or that function as part of the unit, should not be located within 6 metres of any other *building* on a *lot*;
- 3.14.10 *Accessory dwelling units* do not include recreational vehicles, or *accessory dwelling units* on wheels;
- 3.14.11 An *accessory dwelling unit* must not be subdivided from the *principal dwelling unit* under the Land Title Act or the Strata Property Act.

2.4 By replacing Section 3.16 “Secondary Suites” with the following:

3.15 SECONDARY SUITES

- 3.15.1 *Secondary Suites* are permitted only within a permitted *principal single-family dwelling unit* provided that:
 - (1) the *secondary suite* is not located within a portion of a *lot* that is identified as a Community Well Capture Zone on Map 22 of the Salt Spring Island Official Community Plan;
 - (2) the *secondary suite* is not located within a *community water system*, except where written confirmation from the operator of the *community water system* is provided that the site has sufficient capacity to supply the *secondary suite*; and
 - (3) the *secondary suite* is not operated as a *Bed and Breakfast home-based business*, nor rented on a *temporary* basis.
- 3.15.2 Only one *secondary suite* or one *accessory dwelling unit* shall be permitted per *lot*;
- 3.15.3 The entrance to a *secondary suite* from the exterior of the *building* must be separate from the entrance to the *principal dwelling unit*.
- 3.15.4 A building permit must be obtained for the *secondary suite* to satisfy all code requirements;
- 3.15.5 The maximum *floor area* of a *secondary suite* is 90 square metres.
- 3.15.6 A *secondary suite* must not be subdivided from the *principal dwelling unit* under the Land Title Act or the Strata Property Act.

- 2.5 By adding to the table under Subsection 9.9.1 “Permitted Uses of Land, Buildings, and Structures” with the following:

	R1	R2	R3	R4	R5	R6	R7	R8	R9	R10	R11	R12
Accessory Uses												
<i>Accessory Dwelling Units</i> , subject to Section 3.14							◆	◆	◆			
<i>Secondary Suites</i> , subject to Section 3.15			◆		◆	◆	◆	◆	◆	◆		
<i>Home-based businesses</i> , subject to Section 3.13	◆	◆	◆	◆	◆	◆	◆	◆	◆			

- 2.6 By adding to the table under Subsection 9.10.1 “Permitted Uses of Land, Buildings and Structures” with the following:

	R	RU1	RU2	RU3	RW1	RW2	Ri	CD3	F1
Accessory Uses									
<i>Accessory Dwelling Units</i> , subject to Section 3.14	◆	◆		◆			1	◆	◆
<i>Secondary Suites</i> , subject to Section 3.15	◆	◆	◆	◆	◆	◆	◆	◆	◆
<i>Home-based business use</i> , subject to Section 3.13	◆	◆	◆	◆	◆	◆	◆	◆	◆

¹ The minimum lot size for an *accessory dwelling unit* must be 1.2 ha.

- 2.7 By adding a change to the table under Subsection 7.1.5 “Minimum Number of Parking Spaces for Automobiles, Disabled Parking and Bicycles” with the following:

TABLE 3 MINIMUM NUMBER OF PARKING SPACES FOR AUTOMOBILES, DISABLED PARKING AND BICYCLES			
LAND USE	Number of Automobile Parking Spaces Required	Number of required Automobile Parking Spaces which must be designed for use by the disabled	Number of Bicycle Parking Spaces Required
RESIDENTIAL			
<i>Single-family dwelling</i>	2 per unit	0	0
<i>Accessory Dwelling Unit or Secondary Suite</i>	1 per unit	0	0

- 2.8 By deleting Section 9.9.4 Exceptions in Particular Locations “Zone Variation R7(a)”
- 2.9 By deleting Section 9.10.4 Exceptions in Particular Locations “Zone Variation R(f)”
- 2.10 By deleting Section 9.10.4 Exceptions in Particular Locations “Zone Variation RU1(f)”
- 2.11 This bylaw should replace all mentions of *seasonal cottages* and *full-time rental cottages*, with *accessory dwelling units*.

2.12 This bylaw should be in harmony with Proposed Bylaw No. 526 which deletes any mention of *seasonal cottages* from the Agriculture zones.

And by making consequential numbering alterations to effect this change.

READ A FIRST TIME THIS 19TH DAY OF APRIL, 2022
READ A SECOND TIME THIS 12TH DAY OF JULY, 2022
PUBLIC HEARING HELD THIS 18TH DAY OF AUGUST, 2022
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

PROPOSED

SALT SPRING ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 530

A BYLAW TO AMEND SALT SPRING ISLAND LAND USE BYLAW NO. 355, 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 Local Trust Committee, Bylaw No. 355. Land Use Bylaw, 1999, Amendment No. 1, 2022”.

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 By replacing the definition on “full-time rental cottage” with the following in Section 1.1 “Definitions:”

“Accessory Dwelling Unit” means a *dwelling unit accessory* to a *single-family dwelling unit* intended as an independent, separate unit, and subordinate to the *principal structure*, which contains sleeping, living, cooking and sanitary facilities, and its own independent entrance.

2.2 By deleting Schedule “I” Secondary Suites Map

3.17 ACCESSORY DWELLING UNITS

3.17.1 In zones where an *accessory dwelling unit* is permitted, the following regulations apply:

3.17.2 The *accessory dwelling unit* is not located within a portion of a *lot* that is identified as a Community Well Capture Zone on Map 22 of the Salt Spring Island Official Community Plan;

3.17.3 The *accessory dwelling unit* is not located within a *community water system*, except where written confirmation from the operator of the *community water system* is provided that the site has sufficient capacity to supply the *accessory dwelling unit*;

3.17.4 The *accessory dwelling unit* must not be operated as a *Bed and Breakfast home-based business*, nor rented on a *temporary* basis.

3.17.5 A building permit must be obtained for the *accessory dwelling unit* to satisfy all code requirements;

3.17.6 The maximum height of an *accessory dwelling unit* is 7 metres;

- 3.17.7 The maximum *floor area* of an *accessory dwelling unit* is 56 square metres;
- 3.17.8 Only one *accessory dwelling unit*, one *secondary suite*, one *seasonal cottage*, or one *full-time cottage* shall be permitted per lot;
- 3.17.9 The *accessory dwelling unit* can be freestanding or combined with an *accessory building*;
- 3.17.10 The *accessory dwelling unit* must not have a *basement*;
- 3.17.11 The *accessory dwelling unit*, including any stairs, decks or porches or other *structures* that are attached to the unit, or that function as part of the unit, should not be located within 6 metres of any other *building* on a lot;
- 3.17.12 Despite section 4.3, no *accessory dwelling unit* shall be constructed with 4.5 metres of any interior side lot line;
- 3.17.13 The driveway access to the *accessory dwelling unit* must be shared with access to the principal residence, unless access to the *accessory dwelling unit* can be provided from a rear lane.
- 3.17.14 *Accessory dwelling units* do not include recreational vehicles, or *accessory dwelling units* on wheels;
- 3.17.15 An *accessory dwelling unit* must not be subdivided from the *principal dwelling unit* under the Land Title Act or the Strata Property Act.

3.18 By replacing Section 3.16 “Secondary Suites” with the following:

3.19 SECONDARY SUITES

- 3.19.1 *Secondary Suites* are permitted only within a permitted *principal single-family dwelling unit* provided that:
 - 3.19.1.1 the *secondary suite* is not located within a portion of a lot that is identified as a Community Well Capture Zone on Map 22 of the Salt Spring Island Official Community Plan;
 - 3.19.1.2 the *secondary suite* is not located within a *community water system*, except where written confirmation from the operator of the *community water system* is provided that the site has sufficient capacity to supply the *secondary suite*; and
 - 3.19.1.3 the *secondary suite* is not operated as a *Bed and Breakfast home-based business*, nor rented on a *temporary* basis.
- 3.19.2 Only one *secondary suite*, one *accessory dwelling unit*, one *seasonal cottage*, or one *full-time cottage* shall be permitted per lot;
- 3.19.3 The entrance to a *secondary suite* from the exterior of the *building* must be separate from the entrance to the *principal dwelling unit*.
- 3.19.4 A building permit must be obtained for the *secondary suite* to satisfy all code requirements;
- 3.19.5 The maximum *floor area* of a *secondary suite* is 90 square metres.
- 3.19.6 A *secondary suite* must not be subdivided from the *principal dwelling unit* under the Land Title Act or the Strata Property Act.

SS-BL-530

3.20 By adding to the table under Subsection 9.9.1 “Permitted Uses of Land, Buildings, and Structures” with the following:

	R1	R2	R3	R4	R5	R6	R7	R8	R9	R10	R11	R12
Accessory Uses												
<i>Accessory Dwelling Units</i> , subject to Section 3.14							♦	♦	♦			
<i>Secondary Suites</i> , subject to Section 3.15			♦		♦	♦	♦	♦	♦	♦		
<i>Home-based businesses</i> , subject to Section 3.13	♦	♦	♦	♦	♦	♦	♦	♦	♦			

3.21 By adding to the table under Subsection 9.10.1 “Permitted Uses of Land, Buildings and Structures” with the following:

	R	RU1	RU2	RU3	RW1	RW2	Ri	CD3	F1
Accessory Uses									
<i>Accessory Dwelling Units</i> , subject to Section 3.14	♦	♦		♦			1	♦	♦
<i>Secondary Suites</i> , subject to Section 3.15	♦	♦	♦	♦	♦	♦	♦	♦	♦
<i>Home-based business use</i> , subject to Section 3.13	♦	♦	♦	♦	♦	♦	♦	♦	♦

¹ The minimum lot size for an *accessory dwelling unit* must be 1.2 ha.

3.22 By adding a change to the table under Subsection 7.1.5 “Minimum Number of Parking Spaces for Automobiles, Disabled Parking and Bicycles” with the following:

TABLE 3 MINIMUM NUMBER OF PARKING SPACES FOR AUTOMOBILES, DISABLED PARKING AND BICYCLES			
LAND USE	Number of Automobile Parking Spaces Required	Number of required Automobile Parking Spaces which must be designed for use by the disabled	Number of Bicycle Parking Spaces Required
RESIDENTIAL			
<i>Single-family dwelling</i>	2 per unit	0	0
<i>Accessory Dwelling Unit or Secondary Suite</i>	1 per unit	0	0

3.23 This bylaw should be in harmony with Proposed Bylaw No. 526 which deletes any mention of *seasonal cottages* from the Agriculture zones.

And by making consequential numbering alterations to effect this change.

READ A FIRST TIME THIS 19TH DAY OF APRIL, 2022

READ A SECOND TIME THIS 12TH DAY OF JULY, 2022

PUBLIC HEARING HELD THIS 18TH DAY OF AUGUST, 2022

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

PROPOSED

SALT SPRING ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 530

A BYLAW TO AMEND SALT SPRING ISLAND LAND USE BYLAW NO. 355, 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 Local Trust Committee, Bylaw No. 355. Land Use Bylaw, 1999, Amendment No. 1, 2022”.

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 By replacing the definition on “full-time rental cottage” with the following in Section 1.1 “Definitions:”

“Accessory Dwelling Unit” means a *dwelling unit accessory* to a *single-family dwelling unit* intended as an independent, separate unit, and subordinate to the *principal structure*, which contains sleeping, living, cooking and sanitary facilities, and its own independent entrance.

2.2 By deleting Schedule “I” Secondary Suites Map

~~2.3 By replacing Section 3.14 “Seasonal Cottages” and Section 3.15 “Full-Time Rentals Cottages” with the following:~~

3.17 ACCESSORY DWELLING UNITS

3.17.1 In zones where an *accessory dwelling unit* is permitted, the following regulations apply:

3.17.2 The *accessory dwelling unit* is not located within a portion of a *lot* that is identified as a Community Well Capture Zone on Map 22 of the Salt Spring Island Official Community Plan;

3.17.3 The *accessory dwelling unit* is not located within a *community water system*, except where written confirmation from the operator of the *community water system* is provided that the site has sufficient capacity to supply the *accessory dwelling unit*;

3.17.4 The *accessory dwelling unit* must not be operated as a *Bed and Breakfast home-based business*, nor rented on a *temporary basis*.

3.17.5 A building permit must be obtained for the *accessory dwelling unit* to satisfy all code requirements;

3.17.6 The maximum height of an *accessory dwelling unit* is 7 metres;

3.17.7 The maximum *floor area* of an *accessory dwelling unit* is 56 square metres ~~on lots less than 1.2 hectares in area;~~

~~3.17.8 The maximum *floor area* of an *accessory dwelling unit* is 90 square metres on lots greater than 1.2 hectares;~~

3.17.8 Only one *accessory dwelling unit*, ~~or~~ one *secondary suite*, one seasonal cottage, or one full-time cottage shall be permitted per lot;

3.17.9 The *accessory dwelling unit* can be freestanding or combined with an *accessory building*;

3.17.10 The *accessory dwelling unit* must not have a *basement*;

3.17.11 The *accessory dwelling unit*, including any stairs, decks or porches or other *structures* that are attached to the unit, or that function as part of the unit, should not be located within 6 metres of any other *building* on a lot;

3.17.12 Despite section 4.3, no *accessory dwelling unit* shall be constructed with 4.5 metres of any interior side lot line;

3.17.13 The driveway access to the *accessory dwelling unit* must be shared with access to the principal residence, unless access to the *accessory dwelling unit* can be provided from a rear lane.

3.17.14 *Accessory dwelling units* do not include recreational vehicles, or *accessory dwelling units* on wheels;

3.17.15 An *accessory dwelling unit* must not be subdivided from the *principal dwelling unit* under the Land Title Act or the Strata Property Act.

3.18 By replacing Section 3.16 "Secondary Suites" with the following:

3.19 SECONDARY SUITES

3.19.1 *Secondary Suites* are permitted only within a permitted *principal single-family dwelling unit* provided that:

3.19.1.1 the *secondary suite* is not located within a portion of a *lot* that is identified as a Community Well Capture Zone on Map 22 of the Salt Spring Island Official Community Plan;

3.19.1.2 the *secondary suite* is not located within a *community water system*, except where written confirmation from the operator of the *community water system* is provided that the site has sufficient capacity to supply the *secondary suite*; and

3.19.1.3 the *secondary suite* is not operated as a *Bed and Breakfast home-based business*, nor rented on a *temporary* basis.

3.19.2 Only one *secondary suite*, ~~or~~ one *accessory dwelling unit*, one seasonal cottage, or one full-time cottage shall be permitted per lot;

3.19.3 The entrance to a *secondary suite* from the exterior of the *building* must be separate from the entrance to the *principal dwelling unit*.

3.19.4 A building permit must be obtained for the *secondary suite* to satisfy all code requirements;

3.19.5 The maximum *floor area* of a *secondary suite* is 90 square metres.

3.19.6 A *secondary suite* must not be subdivided from the *principal dwelling unit* under the Land Title Act or the Strata Property Act.

3.20 By adding to the table under Subsection 9.9.1 “Permitted Uses of Land, Buildings, and Structures” with the following:

	R1	R2	R3	R4	R5	R6	R7	R8	R9	R10	R11	R12
Accessory Uses												
<i>Accessory Dwelling Units</i> , subject to Section 3.14							♦	♦	♦			
<i>Secondary Suites</i> , subject to Section 3.15			♦		♦	♦	♦	♦	♦	♦		
<i>Home-based businesses</i> , subject to Section 3.13	♦	♦	♦	♦	♦	♦	♦	♦	♦			

3.21 By adding to the table under Subsection 9.10.1 “Permitted Uses of Land, Buildings and Structures” with the following:

	R	RU1	RU2	RU3	RW1	RW2	Ri	CD3	F1
Accessory Uses									
<i>Accessory Dwelling Units</i> , subject to Section 3.14	♦	♦		♦			1	♦	♦
<i>Secondary Suites</i> , subject to Section 3.15	♦	♦	♦	♦	♦	♦	♦	♦	♦
<i>Home-based business use</i> , subject to Section 3.13	♦	♦	♦	♦	♦	♦	♦	♦	♦

¹ The minimum lot size for an *accessory dwelling unit* must be 1.2 ha.

3.22 By adding a change to the table under Subsection 7.1.5 “Minimum Number of Parking Spaces for Automobiles, Disabled Parking and Bicycles” with the following:

TABLE 3 MINIMUM NUMBER OF PARKING SPACES FOR AUTOMOBILES, DISABLED PARKING AND BICYCLES			
LAND USE	Number of Automobile Parking Spaces Required	Number of required Automobile Parking Spaces which must be designed for use by the disabled	Number of Bicycle Parking Spaces Required
RESIDENTIAL			
<i>Single-family dwelling</i>	2 per unit	0	0
<i>Accessory Dwelling Unit or Secondary Suite</i>	1 per unit	0	0

3.23 ~~By deleting Section 9.9.4 Exceptions in Particular Locations “Zone Variation R7(a)”~~

3.24 ~~By deleting Section 9.10.4 Exceptions in Particular Locations “Zone Variation R(f)”~~

3.25 ~~By deleting Section 9.10.4 Exceptions in Particular Locations “Zone Variation RU1(f)”~~

3.26 ~~This bylaw should replace all mentions of *seasonal cottages* and *full-time rental cottages*, with *accessory dwelling units*.~~

3.27 This bylaw should be in harmony with Proposed Bylaw No. 526 which deletes any mention of *seasonal cottages* from the Agriculture zones.

And by making consequential numbering alterations to effect this change.

READ A FIRST TIME THIS 19TH DAY OF APRIL, 2022
READ A SECOND TIME THIS 12TH DAY OF JULY, 2022
PUBLIC HEARING HELD THIS 18TH DAY OF AUGUST, 2022
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

REVISED PROPOSED

SALT SPRING ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 530

A BYLAW TO AMEND SALT SPRING ISLAND LAND USE BYLAW NO. 355, 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 Local Trust Committee, Bylaw No. 355. Land Use Bylaw, 1999, Amendment No. 1, 2022”.

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 By adding the following to Section 1.1 “Definitions:”

“accessory dwelling unit” means a detached *dwelling unit* that is accessory and subordinate to a *dwelling, single family*.

2.2 Schedule “I” is amended to include accessory dwelling unit, as shown on attached Plan No. 1

2.3 By replacing Section 3.16 “Secondary Suites” with the following:

3.16 ACCESSORY DWELLING UNITS AND SECONDARY SUITES

Regulations for accessory dwelling units and secondary suites:

3.16.1 *Secondary suites* and *accessory dwelling units* are permitted only on *lots* that are within or partially within the shaded area on Schedule “I” to this Bylaw.

3.16.2 Only one (1) *secondary suite*, one (1) *accessory dwelling unit*, *one seasonal cottage*, or *one full-time cottage* is permitted per *lot*.

3.16.3 No *secondary suite* or *accessory dwelling unit* shall be:

- (1) located within a portion of a *lot* that is identified as a Community Well Capture Zone on Map 22 of the Salt Spring Island Official Community Plan;
- (2) located within a *community water system*, except where written confirmation from the operator of the *community water system* is provided that the site has sufficient capacity to supply a *secondary suite* or an *accessory dwelling unit*;
- (3) operated as a *Bed and Breakfast home-based business*, nor rented on a *temporary* basis; and

- (4) subdivided from the dwelling unit, single family to which it is accessory under the Land Title Act or the Strata Property Act.

3.16.4 A building permit must be obtained for any *secondary suite* or *accessory dwelling unit*.

3.16.5 Where water to a *lot* containing a *secondary suite* or an *accessory dwelling unit* is supplied from:

- (1) rainwater collection, the rainwater system must be capable of supplying it with a sufficient quantity of potable water;
- (2) Where a *lot* is supplied by groundwater, a *single-family dwelling* containing a *secondary suite* , or an *accessory dwelling unit*, must have sufficient available groundwater.

Information Note: At time of Building Permit application, the Capital Regional District requires specific amounts of potable water be demonstrated, and proof of adequate septic capacity be provided, prior to issuing approvals.

- (3) a combination of sources, a written plan for the supply of water is to be provided under seal of an engineer that demonstrates an adequate supply of potable water;
- (4) a surface water body, a water license, issued or amended after November 30, 1994, must permit the withdrawal of the required amount of water.

Information Note: The provincial Water Management Branch completed a study of surface water availability in November of 1994. Water licenses issued before this time may not be a reliable indication that water is actually available in the necessary quantity.

Accessory dwelling unit Regulations

3.16.6 The maximum *height* of an *accessory dwelling unit* is 7 metres;

3.16.7 The maximum *floor area* of an *accessory dwelling unit* is 56 square metres;

3.16.8 The *accessory dwelling unit* can be freestanding or combined with an *accessory building*;

3.16.9 The *accessory dwelling unit* must not have a *basement*;

3.16.10 The *accessory dwelling unit* including any stairs, decks or porches or other *structures* that are attached to the unit, or that function as part of the unit, should not be located within 6 metres of any other *building* on a *lot*;

3.16.11 Despite section 4.3, no *accessory dwelling unit* shall be constructed with 4.5 metres of any interior side lot line;

3.16.12 The driveway access to the *accessory dwelling unit* must be shared with access to the principal residence, unless access to the *accessory dwelling unit* can be provided from a rear lane; and

3.16.12 An *accessory dwelling unit* does not include recreational vehicles, or any *dwelling unit* on wheels.

Secondary Suite Regulations

3.16.13 The maximum *floor area* for a *secondary suite* is 90 square meters.

3.16.14 The *secondary suite* must be contained within the walls of the *building* that contains the *principal dwelling unit*.

3.16.15 The entrance to a *secondary suite* from the exterior of the *building* must be separate from the entrance to the *principal dwelling unit*.

And by making consequential numbering alterations to effect this change.

READ A FIRST TIME THIS 19TH DAY OF APRIL, 2022
 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

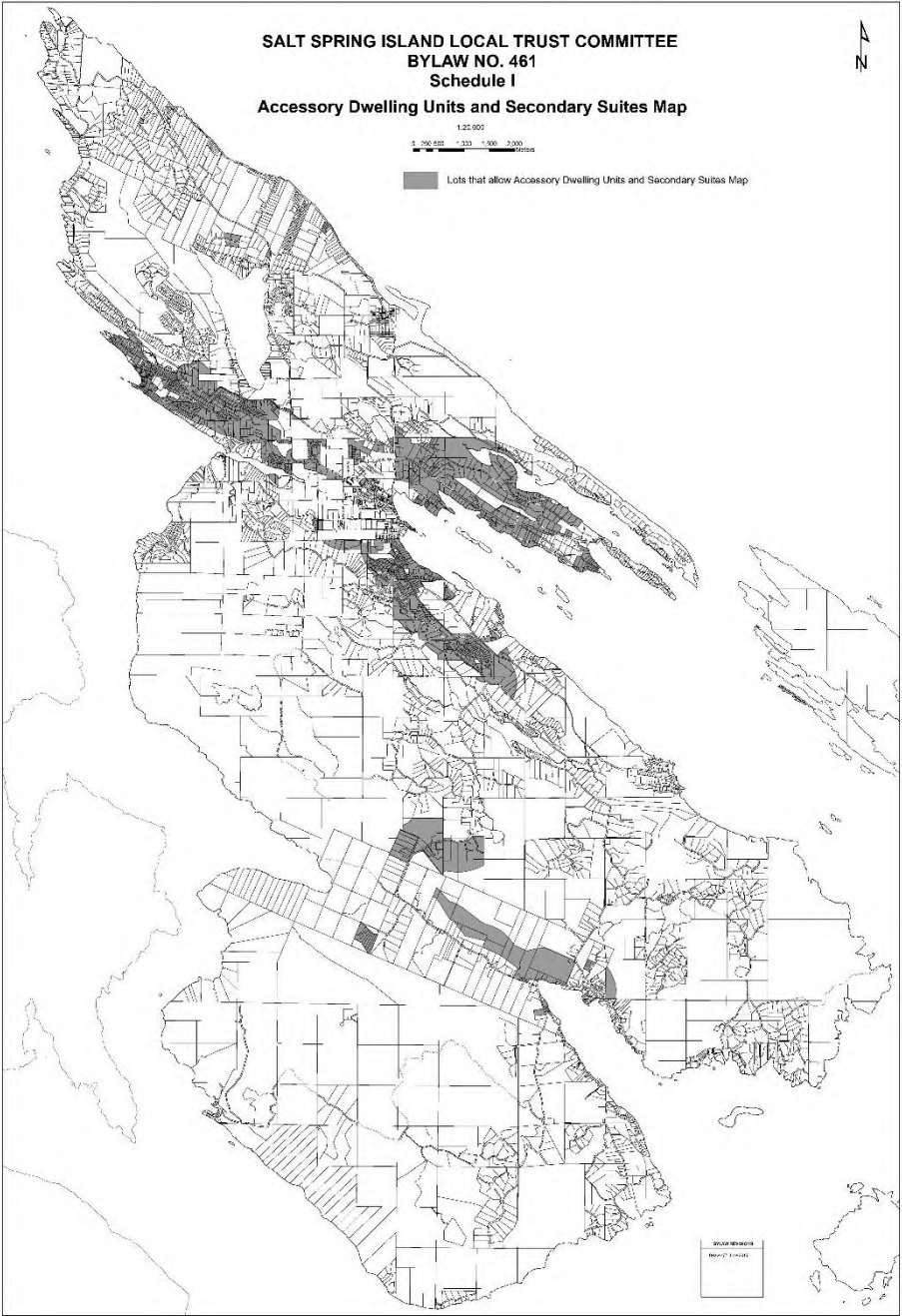
____ DAY OF _____ 20_____

 Chair

 Secretary

SALT SPRING ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 530

Plan No. 1



ISLANDS TRUST POLICY STATEMENT

DIRECTIVES ONLY CHECKLIST

File No.: 6500

File Name: Proposed Bylaw No. 530

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.
YES	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
YES	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
MAYBE	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 affects 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
YES	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.
YES	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	Coastal Areas and Marine Shorelands
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	Soils and Other Resources
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	Aesthetic Qualities
N/A	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	Growth and Development
N/A	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.
MAYBE	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.
MAYBE	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.
N/A	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.
CONSISTENT	No.	DIRECTIVE POLICY
	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.
N/A	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.
N/A	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.
	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.
MAYBE	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
MAYBE	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
YES	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
YES	<i>In compliance with Trust Policy</i>
	<i>Not in compliance with Trust Policy for the following reasons:</i>

File No.: 6500 Ganges
(Shiya'hwt/SYOWT) Village
Planning

DATE OF MEETING: April 13, 2023
TO: Salt Spring Island Local Trust Committee
FROM: Louisa Garbo, Island Planner
Salt Spring Island Team
COPY: Chris Hutton, Regional Planning Management
Salt Spring Island Team
SUBJECT: Ganges (Shiya'hwt/SYOWT) Village Planning Update

RECOMMENDATION

1. That the Salt Spring Island Local Trust Committee accepts the staff report on the Ganges (Shiya'hwt/SYOWT) Village Planning project and requests staff to proceed forward with the development of the Ganges (Shiya'hwt/SYOWT) Village Area Plan process.
2. That the Salt Spring Island Local Trust Committee requests staff to allocate the \$3,500 from the Ganges (Shiya'hwt/SYOWT) Village Planning budget line-item to the consultation with First Nations to further support coordination and collaboration with First Nations.

REPORT SUMMARY

The purpose of this memorandum is to provide the Salt Spring Island Local Trust Committee (SSI LTC) an update on the Ganges (Shiya'hwt/SYOWT) Village Planning effort and the next steps to complete the project.

BACKGROUND

In 2020, the SSI LTC passed the resolutions adopting the Project Charter (Appendix 1), budget, and Engagement Plan for the Ganges (Shiya'hwt/SYOWT) Village Planning Project. Ahne Studio, a consulting team was retained by Islands Trust to conduct a robust public engagement program, working in collaboration with the Ganges (Shiya'hwt/SYOWT) Village Planning Task Force. The task force met twice a month to explore issues, policies, and visions and to offer recommendations to the SS LTC. The consulting team facilitated a two-day workshop with the Task Force and a Community Design Idea Workshop. A comprehensive report summarizing the public engagement program by the consulting team is available on the [project webpage](#).

The development of the Ganges (Shiya'hwt/SYOWT) Village Area Plan intends to achieve the following objectives:

- Re-examine the objectives, and policies regarding Ganges (Shiya'hwt/SYOWT) 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 (Shiya’hwt/SYOWT) Village and discourage sprawl

DISCUSSION

This budget request for the final stage of the Ganges (Shiya’hwt/SYOWT) Village planning process to draft the Ganges (Shiya’hwt/SYOWT) Village Area Plan of \$86,500 was approved by Trust Council in March, 2023. The approved budget for the project includes:

- Approximately \$26,000 for consultation with First Nations (this was approved by Trust Council to combine with the consultation on the project to amend the SS OCP)
- \$50,000 was approved for consulting fee to draft the area plan and to conduct public outreach on the draft
- \$3,500 was allocated to support Ganges Village Planning Taskforce meetings (staff is recommending to move the funding to support First Nations consultation)
- \$7,000 was allocated to support technology (mapping and data analysis), printing of communication, educational material, legal notification.

The research process in Phase I and II described has yielded valuable information for policy development. There are policy recommendations and studies from existing and prior efforts, and some are provided by external agencies and organizations. The process is still in progress, especially on policy development regarding infrastructure servicing within the village. Staff continuously collaborate with agencies such as CRD and North Salt Spring Waterworks District on infrastructure servicing issues.

One of the main tasks accomplished by the Ganges Village Planning Task Force was the review of the Ganges (Shiya’hwt/SYOWT) Village and Harbour Official Community Plan Review Focus Group Report, 2007. The Task Force determined that most of the recommendations, albeit over time, were still relevant and applicable, which could be incorporated into the draft area plan.

NEXT STEP

The next step, upon budget approval, is to develop a Request for Proposal (RFP) for consultant to draft the Ganges (Shiya’hwt/SYOWT) Village Area Plan.

The RFP will include the following tasks for the consultant:

- Draft vision statement and policies for the Area Plan
- Conduct community outreach on the first draft
- Revise draft Area Plan based on community input
- Present the draft Area Plan for SS LTC to consider for 1st reading

While the RFP is in process, staff will work on completing the research and analysis of existing conditions and review of existing SS OCP policies pertain to village land use designations and regulations on Development Permit Areas for villages and shorelines to determine if any amendment will be necessary. Upon consideration of the first reading by SS LTC on the revised draft Area Plan, staff will prepare for the formal referral consultation and public engagement process.

ENGAGEMENT AND CONSULTATION

In addition to the public engagement effort conducted by the consultant, a Technical Working Group (TWG) was established for recurring quarterly meetings with staff from various ministries and local agencies and organizations, including the North Salt Spring Waterworks District, Salt Spring Island Fire Rescue, harbour agencies, health service agencies, business and the Chamber of Commerce. Meetings have gone dormant during the consultant’s public engagement process, but staff hopes to resume the effort during the drafting of the area plan process.

Another major undertaking has been the collaboration with First Nations. At the beginning of the project, staff conducted early consultations with the 13 First Nations with territorial interests on Salt Spring Island. Only a few Nations responded with comments. Staff established a commitment from Cowichan Tribes, Malahat First Nation, and Tsawout First Nation to collaborate through capacity funding from Island Trust. The name of Ganges (Shiya’hwt/SYOWT) Village Area Plan and some draft policies were offered during the consultation process. The draft is subject to review and the subsequent government-to-government coordination among the Nations. The recommended policies will be incorporated into the first draft and sent for their review before the formal referral process.

Rationale for Recommendation

This report is in response to the SS LTC to provide an update. The SS LTC may request further information prior to moving forward with the development of the area plan process.

ALTERNATIVES

The LTC may consider the following alternatives to the staff recommendation:

1. Request further information



The LTC may request further information on the Ganges (Shiya’hwt/SYOWT) Village Planning project. If selecting this alternative, the LTC should be advised to describe the specific information needed and the rationale for this request. Recommended wording for the resolution is as follows:

That the Salt Spring Island Local Trust Committee requests that the staff to provide the following information at the next meeting:

Item [1, 2,....]

Submitted By:	Louisa Garbo, Island Planner	April 5, 2023
Concurrence:	Chris Hutton, Regional Planning Manager	April 6, 2023

ATTACHMENTS

Attachment 1 – Project Charter

Attachment 2 – Review Summary of the Ganges (Shiya’hwt/SYOWT) Village and Harbour Official Community Plan Review

Attachment 3 – Ganges (Shiya’hwt/SYOWT) Village and Harbour Official Community Plan Review

Attachment 4 – Summary of Task Force Workshop

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	
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; 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

2021 Status Assessment

SSI OCP Review Ganges Focus Group: Final Policy Proposals May 2007

As provided in SS-GVAPTF_2021-05-20_AGD_PKG.pdf

Based upon 2021 IT staff status review of <https://www.crd.bc.ca/docs/default-source/salt-spring-island-ea-pdf/cedc/ganges.pdf?sfvrsn=2>

Goal	Item	Page #	Status	Responsibility
Introductory	Separate section (in OCP) for Ganges village	4	Implemented	
Introductory	DPA guidelines for Ganges and the design guidelines for the Heritage core	4	Design guidelines not implemented	
Introductory	Consolidating these boundaries into two village core areas (Lower and Upper Ganges Villages)	4	Implemented	
1. Accessibility	All residents and visitors, including children, seniors and persons with disabilities, can easily access services on their own and enjoy the local amenities and beauty of the village;	7		GVAP's Mobility Section
1. Accessibility	A convenient combination of parking, docking, transit and transfer locations allow individuals to arrive by land, sea or air and move easily into the surrounding village	7		GVAP
1. Accessibility	Circulation patterns and traffic calming measures serve to gently regulate the speed of motorized vehicles consistent with the ambience of a seaside village	7		GVAP
1. Accessibility	Through-traffic is provided alternate routes through and around the village	7		GVAP
1. Accessibility	A fine network of interconnected, multi-purpose pedestrian and cycle pathways, neighbourhood-scale streets and shoreline facilities create a diverse and delightful flow of people and vehicles	7		GVAP
1. Accessibility	The Harbour is recognized as an important asset for the community and is everywhere accessible to residents and visitors and facilitates participation in a variety of enjoyable waterside activities	7		GVAP
1. Accessibility	To make Ganges a barrier-free Village	7		
1. Accessibility	Five foot wide sidewalks with benches at appropriate intervals and wheelchair/baby carriage ramps at all intersections will be constructed along Rainbow Road from Lower Ganges Road to the Recreation Centre and along Lower Ganges Road from Fulford- Ganges Road to the GVM shopping centre by 2012	7		CRD - Trails - Sidewalks Implemented - Little/no street furniture - DPA1 Guidelines address pedestrian experience in Ganges, but only on private property
1. Accessibility	Significant sidewalk projects will be undertaken annually	7	Not implemented	CRD
1. Accessibility	All new public buildings will be barrier-free on all levels and all new private-sector buildings will be encouraged to be barrier-free	7		GVAP; Provincial legislation
1. Accessibility	sufficient parking is made available for the disabled and the	7		DPA Land use bylaws
1. Accessibility	3 convenient "pick-up/drop-off" locations will be in place in	7	Not implemented	???
1. Accessibility	Collaborate with B.C. Ministry of Transportation (MoTH) and the Transportation Commission for the provision of sidewalks in the Village	7	Ongoing	(GVAP) Largely under purview of CRD

Goal	Item	Page #	Status	Responsibility
1. Accessiblity	review the parking standards in Land Use Bylaw (LUB) 355	7	Not implemented	???
1. Accessiblity	develop appropriate 'pick-up/drop-off' locations	7	Not implemented	???
1. Accessiblity	Comply with the vehicle and bicycle parking standards set out in LUB 355	8	Agreement not reached on absolute requirement	Developments must conform or seek a variance
1. Accessiblity	By 2009, a study will be undertaken to determine the appropriate number of long-term parking stalls required for residents leaving the island by plane, boat or carpooling from Ganges. By 2010, the CRD will initiate a project to provide the subject parking spaces	8	- Parking study undertaken 2018 - No long term stalls dedicated	All off street parking in Ganges is private, on street under the purview of MOTI
1. Accessiblity	Limited transit service to be operational by 2010	8	Implemented	
1. Accessiblity	By 2009 the Transportation Commission will assume authority for parking regulations and enforcement within the Village	8	Not implemented	enforcement is under private owners or MOTI
1. Accessiblity	Islands Trust should not deviate from the parking provisions outlined in LUB 355	8	No agreement was reached on the possibility of relaxing parking requirements for low-cost housing initiatives	Not a policy statement. Variances can be sought for parking reductions. See OCP policies
1. Accessiblity	Collaborate with provincial and local agencies to create a reasonably viable shuttle service for the Village for moving people at peak times	8	On-going	- GVAP - Country Grocer operates seasonal shuttle
1. Accessiblity	Collaborate with the Capitol Regional District (CRD) to provide public parking facilities for those using Ganges as a transfer station for leaving the island	8	Not implemented	
1. Accessiblity	Transportation Commission to work with private property owners and MoTH to bring all parking in the Village into a 'parking pool' with the Transportation Commission enforcing agreed upon parking regulations	8	Not implemented	off street parking private
1. Accessiblity	Traffic calming measures will be in place at all main intersections in Ganges by 2012	8	Not implemented	Not planning purview – requires MOTI. Some traffic calming measures recommended in DPA
1. Accessiblity	The speed limit in Ganges will be reduced to 40 km/h by 2009	8	Not implemented	Not planning purview - MOTI
1. Accessiblity	Dedicated, but as yet undeveloped, roads within Ganges between Seaview & Drake Roads and between Seaview Road & McPhillips Avenue will be constructed by 2010 to increase traffic circulation options	8	Not implemented	Not planning purview - MOTI
1. Accessiblity	Connect Bonnet Avenue to Charlesworth Road via Bishop's Walk by 2012	9	Not implemented	Not planning purview - MOTI
1. Accessiblity	Collaborate with MoTH regarding speed limit reductions, calming measures at intersections and connecting appropriate roads	9		GVAP

Goal	Item	Page #	Status	Responsibility
1. Accessiblity	Collaborate with provincial and local agencies for the construction of all dedicated, but undeveloped, roadways in the Village	9		GVAP
1. Accessiblity	Negotiate with the SSI Lions Club and/or adjacent landowners for the dedication of a portion of their land to extend Bonnet Avenue to the Bishop's Walk development and on to Charlesworth Road	9	Not implemented	Outside planning purview. Improved walking trail access to SS Commons anticipated this year
1. Accessiblity	Alternate Routes to be in place by 2017	9	Not implemented	Outside planning purview
1. Accessiblity	All dedicated roads to be constructed by 2010 and all appropriate connecting roads to be constructed by 2012	9	Not implemented	Outside planning purview
1. Accessiblity	Collaborate with MoTH to finalize the scope and budget for alternate routes to meet the scheduled 2017 completion date	9	Not implemented	Outside planning purview
1. Accessiblity	Work with provincial and local agencies to fund construction of dedicated, but unconstructed roads and to negotiate with property owners for the dedication of lands to connect appropriate roads	9		GVAP
1. Accessiblity	10 kilometres of dedicated pathways in Ganges operational by 2012	9	- Unknown length - Dedication sought through rezoning	
1. Accessiblity	Streetscape plans developed for all roads in Ganges by 2009	9	Not implemented	Outside planning purview
1. Accessiblity	Use the planned pathway between the upper and lower villages and the recreation centre to develop design guidelines and policies	9		GVAP - Pathway standards under CRD
1. Accessiblity	Transportation Commission (or another agency) to develop appropriate streetscape plans and obtain permission from MoTH to use the dedicated right-of-way for planting of trees and development of neighbourhood-scale streets within the Village	9		GVAP - some streetscape policies in DPA 1 encourage tree planting
1. Accessiblity	Complete a continuous "Marine Walkway" from an "east gate" next to Moby's boat launch ramp to a "west gate" at the creek beside Island Escapades by 2010	10	Not implemented	Ongoing
1. Accessiblity	The MoTH property and shoreline along the waterfront at the head of the harbour (opposite the Harbour House) will be open to the public by 2008	10	Not implemented	Undetermined
1. Accessiblity	Consideration be given for appropriate zoning to be put in place to support a variety of marine services by 2010	10	Not implemented	Rezoning possible at request of land owner
1. Accessiblity	By 2020 assure public access to the Harbour	10	Ongoing	GVAP
1. Accessiblity	Provide safety and protection of marine assets by developing two breakwaters for the Inner Harbour by 2020	10	Not implemented	outside planning purview, HASSI
1. Accessiblity	Islands Trust to consider that appropriate zoning is in place to foster a variety of marine services	10	Not implemented	GVAP

Goal	Item	Page #	Status	Responsibility
1. Accessiblity	Collaborate with the Harbour Authority and Department of Fisheries and Oceans (DFO) for the provision of pump-out services and for additional moorage and dinghy dock space	10	Not implemented	Outside planning purview
1. Accessiblity	Collaborate with DFO for the development of breakwaters. *See note above – agreement was not reached on this.	10	Not implemented	Outside planning purview
1. Accessiblity	"The Local Trust Committee shall work cooperatively with adjacent landowners, CRD and PARC to identify the appropriate entity or entities to be responsible for the establishment, operation and maintenance of various sections of the Marine Walkway	10	Ongoing	GVAP
1. Accessiblity	The Marine Walkway will have many access points including the east and west gates, a terraced ramp at the MoTH property at the head of the harbour, the boardwalk stairs at Rotary Park, the marinas, parking lots, parks, etc.	10	Ongoing	Outside planning purview
1. Accessiblity	Negotiate a shoreline pathway at the waters edge in at least three locations along the inner harbour so that the public is able to enjoy the natural shoreline	10	Ongoing	Outside planning purview
1. Accessiblity	Spur walkways with welcoming signage to be developed onto the west shore of Grace Point and onto existing and any new breakwaters	10		Outside planning purview
1. Accessiblity	Collaborate with the Harbour Authority for the provision of the new launch ramps and to ensure that the ramps and public beach access points are contained in the proposed Harbour Management Plan	10	Can't implement pro	Collaborate as required
1. Accessiblity	Negotiate with MoTH for appropriate access to the waterfront/beach at the head of Ganges Harbour, and as many other locations as possible	11	Ongoing	Public access requires collaboration with CRD
1. Accessiblity	As private shore leases come up for renewal or shoreline property owners apply for zoning changes the LTC shall ensure public access to the shore	11	Ongoing	Naturte of Crown tenure changing for some leases
1. Accessiblity	Work with all stakeholders in the Harbour on a Harbour Management Plan that includes a balance between public and private uses, and ensures safety in the Harbour	11		GVAP
1. Accessiblity	Develop a minimum of two well- maintained public launch ramps by 2010 and identify additional public access points to the Harbour	11	Not implemented	Outside planning purview
1. Accessiblity	A doubling of dinghy-dock space by 2010	11	Not implemented	Outside planning purview
1. Accessiblity	A study to determine the appropriate amount of moorage space required for the Village will be done by 2009 and the findings of the study implemented by 2012. This study will work to balance the public and private uses within the harbour	11	Not implemented	GVAP
1. Accessiblity	Negotiate with private marinas to provide transient moorage to the public during busy summer period	11	Not implemented	GVAP

Goal	Item	Page #	Status	Responsibility
1. Accessibility	Negotiate with landowners to provide additional publicly maintained and accessible boat launching facilities	11	Not implemented	GVAP
1. Accessibility	Explore the options at the creek alongside Island Escapades for an improved canoe/kayak launching facility	11	Not implemented	GVAP
1. Accessibility	Collaborate with the Harbour Authority to install permanent buoys for affordable and efficient short-term moorage wherever such buoys do not conflict with other uses/users	11		Outside planning purview
2. Environmental Footprint	ESA's are inventoried, surveyed and mapped	12	Completed	Sensitive Ecosystem Inventory – SEI mapping done by ITC
2. Environmental Footprint	A “green space” plan is developed that shows how to protect ESA's, wildlife habitat and corridor requirement	12	Not implemented	Some how-to info available from ITC
2. Environmental Footprint	The number of areas protected that contribute to a fully functioning ecosystem including covenants and outright purchase	12	Not implemented	Purview of ITC and other conservation groups
2. Environmental Footprint	The percentage of Ganges Village that is planted in native species	12		
2. Environmental Footprint	Map Ganges at large scale to show existing green areas that contribute to the functioning of the island's natural ecosystem	12	Completed	Ecosystem mapping available
2. Environmental Footprint	Draw on best science available for habitat capability for wildlife. Where data is lacking, commission new research	12	Ongoing	ITC
2. Environmental Footprint	Identify and implement protection, restoration and mitigation measures needed for each area	12	Not implemented	Primarily done through DPAs
2. Environmental Footprint	All development proposals are guided by this objective, from the beginning of the approval process. For instance, new development protects ESA's	12	Not implemented	
2. Environmental Footprint	Use native species for new and replacement landscape plantings	12	Implemented	Encouraged by DPA 1 guidelines for landscaping
2. Environmental Footprint	Require plants that do not require irrigation in the summer	12	Implemented	Encouraged by DPA 1 guidelines for landscaping
2. Environmental Footprint	Restrict/ban the use of pesticides and herbicides for cosmetic purposes throughout Ganges	12	Implemented	Encouraged through OCP policy, not banned
2. Environmental Footprint	Percentage of stream courses within village boundaries that are day-lighted and functioning naturally by 2012	13		Unknown, minimal
2. Environmental Footprint	Amount of absorbent landscape in Ganges	13		Encouraged by DPA 1 on private property
2. Environmental Footprint	Number of salmon returning to spawn	13		Unknown

Goal	Item	Page #	Status	Responsibility
2. Environmental Footprint	Number of stewards involved on annual basis	13		Unknown
2. Environmental Footprint	Prepare a blue-ways plan for restoring streams over time. This plan will identify these environmentally sensitive areas: stream beds, riparian zone set-backs, storage ponds, wetlands and groundwater flows	13	No plan prepared	DPA 7 - Riparian Areas implemented
2. Environmental Footprint	All new developments will include restoration and remediation of their streams	13		DPA 7 encouraged restoration and remediation. Streams protected from development by DPA 7
2. Environmental Footprint	All water leaving a property will be as clean as when it entered	13	Not implemented	Outside planning purview
2. Environmental Footprint	Support existing awards programs that recognize and support stewards of the environment	13		GVAP
2. Environmental Footprint	% of reduced automobile free zones once public transportation is in place	13		
2. Environmental Footprint	All wood stoves meet the highest US EPA air quality standards	13		GVAP on green building
2. Environmental Footprint	Reduce automobile use in the Ganges core area	14	Data unknown	See parking study
2. Environmental Footprint	New construction guidelines includes requirement that wood burning units meet the highest US EPA air quality standards	14		Outside planning purview
2. Environmental Footprint	New light industrial businesses meet zero emissions standards	14	Encouraged through rezoning	Outside planning purview
2. Environmental Footprint	All new public buildings to achieve the highest possible industry developed green standards	14	Encouraged through rezoning	Otherwise, outside planning purview
2. Environmental Footprint	All new private construction is encouraged to undertake industry developed green standards	14	Encouraged through rezoning	Otherwise, outside planning purview
2. Environmental Footprint	New building and/or alterations to existing buildings will meet impact assessments for energy efficiency, solar access, and noise	14	Encouraged through rezoning	Otherwise, outside planning purview
2. Environmental Footprint	Enhance building design guidelines to the highest environmental standards (LEEDS), to be tested on the new library and new fire hall	14	Encouraged through rezoning	Otherwise, outside planning purview
2. Environmental Footprint	Apply to Ministry for permission to regulate enhanced energy efficiency of buildings	14	Not achieved	Requirements under BC Building code - CRD
2. Environmental Footprint	Herring is spawning in large numbers, similar to the early days of the harbour	14		Outside planning purview

Goal	Item	Page #	Status	Responsibility
2. Environmental Footprint	Where there is potential for aquatic life, the effect of shading is minimized through the use of decking material that lets light through	14		Outside planning purview
2. Environmental Footprint	A system is in place to monitor the health of Ganges Harbour, to assure that health is maintained and remedial actions are taken immediately as needed	14		Outside planning purview
2. Environmental Footprint	No pollution enters the harbour from the storm water management system	14		Addressed in DPA only
2. Environmental Footprint	No pollution enters the harbour from boats or other marine activities	14		Outside planning purview
2. Environmental Footprint	Implement green filtration of run-off along the shoreline – with an appropriate drainage plan for all properties adjacent to the water	15		GVAP/DPA
2. Environmental Footprint	Conduct an assessment to determine a baseline for the health of the undersea harbour environment, what needs to be done to restore it and provide a baseline for future evaluations	15		Outside planning purview
2. Environmental Footprint	Create a mechanism to fund ongoing monitoring of the harbour's health	15		Outside planning purview
2. Environmental Footprint	Support efforts to require boats to pump out waste at dump stations	15		Outside planning purview
2. Environmental Footprint	Percentage of average impervious rating of village in 2020	15		Outside planning purview
2. Environmental Footprint	Percentage of roadways using natural percolation in place of curb, gutter and drain	15		Outside planning purview
2. Environmental Footprint	Percentage of open space with tree canopy	15		DPA1
2. Environmental Footprint	Number of square metres of wetlands and ponds	15		??
2. Environmental Footprint	New street profiles and construction specifications for village streets and lanes, developed in collaboration with academic experts, practitioners and the Ministry of Transport	15		Outside planning purview
2. Environmental Footprint	Construction of storm water management systems to control and clean storm water before it enters groundwater and Ganges Harbour	15		Outside planning purview
2. Environmental Footprint	Treatment of pollutants is done in innovative practices, including the use of wetlands	15		GVAP
2. Environmental Footprint	Creation of Surge ponds and filtration wetlands that create absorbent landscapes	15		DPA
2. Environmental Footprint	The sewage plant will provide water for landscaping purposes within the Village boundaries	15		Outside planning purview
2. Environmental Footprint	Install a two-pipe system throughout the Village Boundaries so that water for landscaping can be used for landscape watering	16		Outside planning purview
2. Environmental Footprint	Drip irrigation systems are required for all new landscaping	16		DPA
2. Environmental Footprint	Percentage of Ganges Streets with coverage by tree canopy and evergreen trees	16		Not clear

Goal	Item	Page #	Status	Responsibility
2. Environmental Footprint	Percentage of native trees and plantings	16		Not clear
2. Environmental Footprint	Number of heritage trees protected	16	Implemented	More in CDF
2. Environmental Footprint	Create a tree planting plan that emphasizes native trees	16		Outside planning purview
2. Environmental Footprint	Require planting of street trees in new developments	16	Implemented	
2. Environmental Footprint	Encourage plantings in existing developments where possible	16	Not implemented	
2. Environmental Footprint	All new developments incorporate trees & plants that do not require irrigation in the summer	16		GVAP
2. Environmental Footprint	Restrict/ban the use of pesticides and herbicides for cosmetic purposes throughout Ganges	16		Implemented in OCP
2. Environmental Footprint	Expand heritage tree protection mechanisms to entire Village area	16		DPA
2. Environmental Footprint	An annual report-out on green practices in Ganges Village and the health of its ecosystem	16	Not implemented	
2. Environmental Footprint	Various interests with regulatory mandates, as well as citizen input, collaborate regularly to oversee planning for Village and for the environment	16	Not implemented	
2. Environmental Footprint	Residents, owners and the general public understand how decisions are made vis a vis the environment	16	Not implemented	
2. Environmental Footprint	Create an annual report of green practices for Ganges Village, with a public discussion at its release	16	Not implemented	Outside planning purview
2. Environmental Footprint	Create an interagency body that oversees environmental planning for the Village. This body will include citizen representation	16	Not implemented	Outside planning purview
3. Livability and Aesthetics	Sufficient multi-family and multi-use zoning will be created to enable several modestscale housing developments to take place within the village on an annual basis over the next 10 years	17	Not implemented	GVAP
3. Livability and Aesthetics	Islands Trust to consider rezoning an appropriate number of parcels to allow for increases in residential living within the village consistent with the numbers set out in the Housing Goal	17	Not implemented	GVAP
3. Livability and Aesthetics	We will maintain the distinction of being the “Best Small Arts Community in North America” for the next 5 years	17	Not implemented	GVAP
3. Livability and Aesthetics	By 2012 Ganges will have an appropriate public arts & crafts gallery as befits our Best Small Art Community status	17	Not implemented	Outside planning purview
3. Livability and Aesthetics	By 2009 a plan will be in place for incorporating temporary and permanent displays of public art throughout the village	17	Not implemented	Outside planning purview
3. Livability and Aesthetics	Develop a plan by 2010 for the formation of a fulltime educational facility for the arts on the Island	17		Outside planning purview
3. Livability and Aesthetics	Live/work facilities and small studios within the village will be allowed and encouraged	17		GVAP

Goal	Item	Page #	Status	Responsibility
3. Livability and Aesthetics	The LTC will expand the scope of the Advisory Design Panel to enable the community to maintain and build upon our reputation as the Best Small Arts Community in North America	18	Not implemented	GVAP
3. Livability and Aesthetics	Collaborate with private and public landowners for the display of art throughout the village. Provision for art displays should be incorporated into the planning phase for all new developments	18		Outside planning purview
3. Livability and Aesthetics	By 2010 establish design guidelines to require that new developments emphasize key features intended to make the village distinctive as well as a communal 'work of art'	18	Implemented	DPA
3. Livability and Aesthetics	Revise regulations to allow for more live/work options	18	Implemented	LUB & GVAP
3. Livability and Aesthetics	Under the leadership of ISEA or the Community Arts Council explore options and determine feasibility of an accredited arts educational facility on SSI	18		Outside planning purview
3. Livability and Aesthetics	A public, multi-use 'town hall' will be developed by 2012	18		GVAP
3. Livability and Aesthetics	Explore changes to the fire hall and associated site and MoTH right of away as a multifunctional space that can function as a venue for social and informational events	18		Outside planning purview
3. Livability and Aesthetics	Explore other 'town hall' options	18		Outside planning purview
3. Livability and Aesthetics	A plan will be developed by 2009 by which community groups (Lion's, Rotary, Chamber, Conservancy, etc.) will be encouraged to take a leadership role in augmenting existing public spaces	18		Outside planning purview
3. Livability and Aesthetics	Use and adaptation of existing programs for Stewardship Recognition to honour the contributions of the stewards of the community will be in place by 2011	18		Outside planning purview
3. Livability and Aesthetics	All sidewalks and pathways and the Marine Walkway will be in place by 2020 making Ganges fully 'pedestrian-friendly'	18	Not implemented	GVAP
3. Livability and Aesthetics	Interesting pocket parks, lookouts and benches will be incorporated into appropriate open spaces by 2012	18		Outside planning purview
3. Livability and Aesthetics	Collaborate with community groups for stewardship ideas concerning public spaces and community awards program	18		Outside planning purview
3. Livability and Aesthetics	PARC to develop plans for adaptation of specific park space for outdoor theatre	18		Outside planning purview
3. Livability and Aesthetics	PARC to devise guidelines and plans for areas of quiet solitude in all appropriate open spaces	19		Outside planning purview
3. Livability and Aesthetics	Ensure that Goal 1. (Accessibility) is implemented as set out in the plan to facilitate 'pedestrian' requirements	19		???

Goal	Item	Page #	Status	Responsibility
3. Livability and Aesthetics	On an ongoing basis the APC will work with owners to ensure that business properties are not only functional but of a standard that will enhance the appearance and the overall working/shopping/living environment of the village	19		Ongoing
3. Livability and Aesthetics	The ADP will review the design guidelines to ensure that they are not overly burdensome with respect to form and function and still protect the eclectic appearance of the village. However, allowance could also be made for new and innovative ideas/products	19	Not implemented	
3. Livability and Aesthetics	Low and medium-rise buildings (two to four stories) with covered walks, pitched roofs and wood, metal or stone cladding will predominate, with a variety of scale and sequence of buildings that reflect the history, geography, and climate of our West Coast Island. However, allowance should also be made for new and innovative ideas/products	19	Implemented	DPA
3. Livability and Aesthetics	The LTC to remain sensitive to the evolutionary (growth over time) nature of development of the village and will continue to allow change to occur into the future	19	Ongoing	
3. Livability and Aesthetics	Guidelines will be developed by 2009 for cascading the height of buildings as they near the harbour	19	Implemented	DPA
3. Livability and Aesthetics	A plan for benches and gathering places at prescribed intervals along the Marine Walkway will be developed by 2011	19		Outside planning purview
3. Livability and Aesthetics	The APC will develop development guidelines (height restrictions, building restrictions, landscaping and open space planning	20	Implemented	DPA
3. Livability and Aesthetics	PARC will establish appropriate locations for benches and rest areas along the Marine Walkway	20		Outside planning purview
4. Housing	By 2010 regulatory and jurisdictional requirements preventing critically needed, socially desirable and economically viable residential development projects within Ganges Village, particularly within the Upper and Lower Village core areas, have been identified and revised through a politically sensitive process	20	Not implemented	GVAP
4. Housing	By 2020 Ganges Village is the year-round "home" to one-quarter of the Island's population. Residents of the Village enjoy the seaside ambience and the bustling activity of Ganges Harbour, and most live within walking distance of the shops and businesses of the core areas, and in close proximity to schools, parks, and medical facilities	21	Not Implemented	

Goal	Item	Page #	Status	Responsibility
4. Housing	By 2020 a more balanced community demographic has emerged due primarily to the availability of modest rental apartment accommodations and suitable alternative and affordable housing developments, essentially within Ganges Village, for young families, retired couples, service sector employees, and singles of all ages	21	Not Implemented	
4. Housing	By 2010, consortiums of project participants have successfully completed three “catalyst” housing projects within Ganges Village which demonstrate all aspects of the housing goals	21	Not Implemented	
5. Commercial Services	By 2009 a study will be commissioned and completed to forecast the amount and type of commercial and light industrial space that will be required to meet the demand of the population that is expected to be resident on Salt Spring over the next 25 years	21	Zoning Implemented	
5. Commercial Services	Using the results of the above study, a village boundary will be set with the goal of providing enough commercial and industrial development potential to meet the forecast demand	21	Anecdotal evidence that need is not being met	
5. Commercial Services	Once the boundaries and areas are set, there will be no further commercial or industrial uses allowed outside of those areas	21	Not implemented	OCP Policies support further GE area
5. Commercial Services	The Islands Trust is to work with the CRD to implement this study and follow through with setting the appropriate boundaries	21	Not implemented	
5. Commercial Services	The Islands Trust to rezone the appropriate amount of developable land to satisfy the demand of both commercial and light industrial development forecast in the study	22	Not implemented	GVAP
5. Commercial Services	The Islands Trust is to approve no further commercial/industrial development outside of the new boundary	22	Not implemented	Legal issue
5. Commercial Services	The Islands Trust is to create appropriate definitions for home based businesses that will be allowed outside of the new boundary	22	Implemented	LUB & GVAP
5. Commercial Services	Commercial/Light Industrial development should occur using Green building practices	22		
5. Commercial Services	An increase in the residential population in the Ganges Village core is supported in all future commercial development	22		
5. Commercial Services	Commercial/Light Industrial development should only be approved when water supply, sewage treatment, parking, accessibility, and safety requirements are met	22	Implemented	
5. Commercial Services	Commercial building styles should support the eclectic feel that is attractive about the present Village. Future development should support qualities and items such as beautiful gateways, an attractive waterfront that is accessible to the public, continued use of covered walkways on storefronts and the successful continuation of the Saturday Market	22	Some Implemented	GVAP

Goal	Item	Page #	Status	Responsibility
5. Commercial Services	Strong consideration should be given to making feasible the development of a single property that could house many of the public services that are required by the Island. This should be located with good access to alternate routes to both the Northern and Southern parts of the island. Some potential services which could be housed there include Police, Fire, Ambulance, Trust Offices and public parking	22		Outside planning purview
5. Commercial Services	Explore the potential for more long-term moorage and live-aboard zoning in the harbour	23	Not implemented	
5. Commercial Services	To foster the growth of a variety of businesses which provide marinerelated services in the harbour	23	Supported by OCP Policies	
5. Commercial Services	A stakeholder discussion will be encouraged to determine the key factors required to maintain a viable commercial sector in the village. Based upon the results of this study, specific policies will be developed to address the needs identified	23		
6. Security	20% of village energy needs derived from on-island sources by 2015	24		Outside planning purview
6. Security	Zoning and guidelines for buildings are aligned by 2008 with a credible long-term scenario for water supply to the village	24	Not implemented	
6. Security	Achieve consensus on how we provide long-term security for potable water in Ganges	24	Not implemented	
6. Security	Develop strategies that lead to self-reliance in power generation within the village	24	Not implemented	Outside planning purview. GVAP Can support
6. Security	Create capacity for achieving food security within village boundaries	24	Not implemented	Outside planning purview. GVAP Can support
6. Security	Electrically powered transportation	25	Not implemented	
6. Security	Parents with young children can be found in Centennial Park on every warm and sunny day by 2008	25	Not implemented	Outside planning purview
6. Security	100% of children living within village walk to school by 2010	25	Not implemented	Outside planning purview. GVAP Can support
6. Security	Zero accidents involving motorised transport with pedestrians or cyclists within village, by 2010	25	Not implemented	Outside planning purview
6. Security	Safety through environmental design	25		GVAP
6. Security	Coordinate a Homeless facility with drug enforcement policy for village	25	Not implemented	Outside planning purview
6. Security	Re-design parking to provide secure passage and well-supervised public spaces	25	Not implemented	Outside planning purview
6. Security	Encourage through zoning and incentives a more distributed mix of residential and commercial land uses in core area	26		GVAP

Goal	Item	Page #	Status	Responsibility
6. Security	Improved long-term management of boat and plane movements within harbour	26	Not implemented	Outside planning purview. GVAP Can support
6. Security	Physical separation between motorised traffic lanes and bicycle lanes	26	Not implemented	Outside planning purview. GVAP Can support
6. Security	50% reduction in reported losses for 2010 relative to 2005	26	Not implemented	Outside planning purview
6. Security	Involve police in plan to address understaffing	26	Not implemented	Outside planning purview
6. Security	Design for a regular police presence in core of village	26	Not implemented	Outside planning purview
6. Security	No power outages within village boundaries by 2020	27	Not implemented	Outside planning purview. GVAP Can support
6. Security	No flooding in Ganges	27	Not implemented	Outside planning purview. GVAP Can support
6. Security	Shoreline reinforcement	27	Not implemented	Outside planning purview. GVAP Can support
6. Security	Storm water management practices	27	Not implemented	Outside planning purview. GVAP Can support
6. Security	Buried power cables	27	Not implemented	Outside planning purview. GVAP Can support
6. Security	Enhanced truck ramp to village shore allows easy access by barge for full size goods trucks by 2010	28	Not implemented	Outside planning purview
6. Security	Alternative by-pass routes	28	Not implemented	OCP Policies support
6. Security	Truck access to village via barge unloading dock	28	Not implemented	Outside planning purview
7. Ganges Governance	Create partnerships to align the goals and programs of various agencies such as the Local Trust Committee (LTC), Capitol Regional District (CRD), Harbour Authority, Ganges Sewer Committee, water districts, and other appropriate agencies	28	Not implemented	Outside planning purview. GVAP Can support
7. Ganges Governance	The Local Trust Committee will assist in identifying a mechanism to implement the Ganges Goals including assessment of barriers to achievement of the Ganges Goals	28	Not implemented	Outside planning purview. GVAP Can support
7. Ganges Governance	The LTC will take a leadership role in creating mechanisms for collaboration among other elected officials, groups, agencies and community members to achieve the management goals and targets established for Ganges Village	28	Not implemented	Outside planning purview. GVAP Can support
7. Ganges Governance	The LTC will take a leadership role in requesting working agreements between the trust and other agencies and organizations to assist in achieving the Ganges Village Goals and targets	29	Not implemented	Outside planning purview. GVAP Can support

Goal	Item	Page #	Status	Responsibility
7. Ganges Governance	By 2008, the Local Trust Committee will assist in forming a working group or groups composed of elected officials, agencies and community group, to perform one or more of the following key roles/tasks: 1. Continuity of leadership; 2. Monitor OCP achievements; 3. Support collaboration; 4. Help community understand government & non-government organizational roles	29	Not implemented	Outside planning purview. Not supported by Local Government Act & Community Charter
7. Ganges Governance	The LTC will create partnerships to provide a range of educational and communication programs which would inform and involve the general public and community leaders in solving community problems	29	On-going	GVAP
7. Ganges Governance	The LTC will in cooperation with others, develop a communications strategy to inform the public on planning process committees, events and documents such as posting information on the committees including their meeting times and minutes on the SSI website	29	Implemented	
7. Ganges Governance	Provide a regulatory authority through a Development permit Area to achieve the Ganges Village Goals	29	Implemented	
7. Ganges Governance	Create a sense of identity through gateways and distinctive design features	29		GVAP
7. Ganges Governance	Create a community that is walk able and accessible by children, seniors, visitors, residents and workers	29		GVAP
7. Ganges Governance	Achieve a complementary balance of land uses and landscapes such as natural areas, open space, housing, commercial, industrial and tourist accommodations	29		GVAP
7. Ganges Governance	Create distribution areas for new “green” infrastructure systems to cope with emissions or to take advantage of mixed loads. This includes reclamation water, and two pipe systems for buildings, water piping and connections for district heating, constructed wetlands, and best practices for storm run-off	30		GVAP
7. Ganges Governance	Create buffer zones at the containment boundary to avoid conflicts in land use and create access to green spaces	30		GVAP
7. Ganges Governance	Preserve key ecological functions such as avoiding construction on productive wetlands or in the floodplain	30	Implemented	
7. Ganges Governance	Reserve sufficient local resources for village survivability and choice such as opportunities to grow food, sufficient water and incrementally lower cost sewer capacity	30		GVAP
7. Ganges Governance	Ensure access, views and development control along the waterfront	30	Partial	GVAP
7. Ganges Governance	Ensure sufficient land and zoning to accommodate the many commercial functions that the island expects to find in a village	30	Implemented	

Goal	Item	Page #	Status	Responsibility
7. Ganges Governance	Providing a good balance of jobs to dwellings within the village	30		Outside planning purview. GVAP Can support
7. Ganges Governance	Avoid leapfrog development (which tends to make infill development more costly) by achieving densification incrementally from the center outwards towards the containment boundary	30	Implemented	
7. Ganges Governance	The village cores shall correspond to a limited area around a central point such as the Tourist Information Center for Lower Ganges Village and the GVM store for the Upper Ganges Village	30		GVAP
7. Ganges Governance	The Containment Boundary shall correspond to a specific boundary within which will be built all new high-density development such as multi-family development and higher density commercial or tourism-oriented development	30	Implemented	
7. Ganges Governance	The Village Containment Boundary shall contain land zoned for agricultural, residential, commercial use, industrial use, and parkland	30	Implemented	
7. Ganges Governance	Land within the Village Containment Boundary currently zoned ALR shall be maintained as agricultural land within the village. Production of food on this land will be supported, in combination with other complementary uses.	30	Implemented	
7. Ganges Governance	The ALR lands directly north of Jackson occupy a central place within the village boundaries and if possible this land shall be acquired without rezoning, possibly in partnership with a not-for-profit society, and developed to serve as a diverse, active 'green heart' to the village	30	Requires ALC approval	
7. Ganges Governance	Encourage infill development by rezoning land in the village cores for greater density and mixed use by transferring densities from outside the containment boundary.	31	Not implemented	GVAP can support
7. Ganges Governance	Economic benefit bestowed on landowners by rezoning, relaxing standards, increasing height limits, etc will be balanced by requiring a certain percentage of affordable housing and other community benefits such as energy efficient construction, sidewalks, etc. based on formula that reflects realistic economic feasibility	31	Not implemented	GVAP
7. Ganges Governance	Sewer service is most efficiently used and financially supported in more densely populated areas. Availability of sewer service tends to encourage more dense development. Therefore a target is to confine sewer service to within the Village Containment Boundary	31	Not implemented	Outside planning purview. GVAP Can support
7. Ganges Governance	Ensure that adequate water is available in Ganges Village	31	Implemented	

Goal	Item	Page #	Status	Responsibility
7. Ganges Governance	The LTC will ask the Liquid Waste Committee to prepare an estimate of how much sewer capacity can be developed at the lower incremental cost, and how many residents and business this can serve. Lady Minto Hospital, RCMP, Fire District will be asked to estimate their water and sewer needs for a population of 18,000 people	31	Not implemented	Outside planning purview
7. Ganges Governance	The Local Trust Committee will work with the Ganges Liquid Waste Committee to allocate the lower cost sewage capacity among the following demands so that lower cost capacity is not exhausted before the above needs are met	31	Not implemented	Outside planning purview
7. Ganges Governance	To prevent sprawl, the LTC and Liquid Waste Committee will create an agreement not to extend service beyond the Village Containment Boundary	31	Not implemented	
7. Ganges Governance	An agreement will be created between the LTC and the North Salt Spring Waterworks District regarding reservation of sufficient water supplies for existing zoning capacity within the Ganges Village Containment Boundary and adoption of water conservation programs to meet that demand	32	Implemented	

Proposed Items	Total	Implemented	
Targets (T)	102		
Policies (P)	133		
Overall	235	26	11%

Ganges Village and Harbour
Official Community Plan Review
Focus Group

Final Policy Proposals
May 2007



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Introductory Comments

Introduction

The Ganges Village and Harbour Focus Group focused its attention on planning for future development in both Lower and Upper Ganges Villages as well as the surrounding area within the current Development Permit Area One. We found that planning for future development in this, the heart of our Island, required consideration of most challenges facing the island as a whole including economic development, protection of the environment, and appearance and liveability of our Island's centre. The Focus Group worked to clarify our vision for Ganges' future and identify strategies to get us there.

Consolidation of Ganges-related OCP Sections

The Ganges Village Focus Group proposes that the section of the OCP that is reserved for island villages and for Ganges (Sections B5.1 and B5.2) be consolidated expanded and elevated into a separate section for Ganges. This separate, consolidated section [the Ganges Section] should include a more comprehensive set of nested visions, goals, targets and objectives, along with all policies that are in any way specific to Ganges village. The Ganges section should also include the DPA guidelines for Ganges and the design guidelines for the Heritage core.

A Ganges Section will provide a number of benefits. It will allow for a more specific and distinct vision of the future for Ganges, especially in the absence of any overarching visionary document such as a strategic plan. Visions can be directly connected to policies, creating a more coherent and convenient reference document. Policies can be much more detailed and directive, as appropriate for an area subject to development approvals, growth and possible densification.

It is not intended that the expanded Ganges Section of the new OCP repeat policies located elsewhere. The Ganges Section should clearly state that policies that apply to the island as a whole also apply to the village. In most cases the Ganges Section will contain policies that are unique, or more detailed and stringent than policies located elsewhere. Thus the Ganges Section continues to serve as a complement to the other sections of the plan. In those cases where a potential conflict exists, the policies located within the Ganges Section would supersede other policies if the land in question is located within the containment area for the village.

Establish Distinct Village Core Boundaries and a Containment Boundary

The current OCP contains several overlapping area designations that include all or part of Ganges, each with its own boundaries and policies. These include Ganges Heritage Area (Map 25), Ganges Village Development Permit Area 1 (Map 16), Ganges Village Core and Upper Ganges Village sub-designations (Map 1), Village Containment Boundary (Map 1). These designations do not correspond to the area served by the sewer system and by North Salt Spring Waterworks District. This plethora of planning areas and designations is hard to understand and has created inconsistent policies that are a barrier to achieving goals in the current OCP such as densification and more residences within Lower Ganges Village.

Therefore, the Focus Group recommends consolidating these boundaries into two village core areas (Lower Ganges Village and Upper Ganges Villages) nested inside a containment boundary that would define the Ganges Village Development Permit Area. The Upper and Lower Villages should encompass areas small enough that all locations are within walking distance of one another. Development within the containment boundary would be more dense than outside it, with the greatest density of development in the village core areas. The edges of the containment area would function as buffer areas to ease the transition between the more densely developed village and the rural area outside the boundary. The purpose and rationale for the containment boundary appears under the Governance Goal.

Structure of Ganges Village OCP Section

Although many of the objectives in the current OCP are well worth retaining, they appear to need more specific policies and more directive language to achieve their implementation. We are therefore recommending that the content of the Ganges Village OCP section be restructured into a discrete series of goals and objectives under which are nested measurable targets and policies intended to support achievement of the goals and objectives. We believe this format will improve accountability by providing targets that can be measured and tracked and specific strategies (called policies) for achieving the goals.

The targets and policies include recommendations for improving communications and coordination with the community and among other levels of government. Also included are sequencing and timelines so that everyone can see how the community and elected officials are expected to achieve the goals and can respond accordingly. The use of a combination of goals, targets, objectives and policies provides a complete rationale for the more specific directions in the OCP, and is felt to be necessary due to the failure of the Trust to achieve many recommendations put forward in 1995 by the previous Ganges Focus Group.

Attached are seven goal sections: Accessibility, Environmental Footprint, Liveability/Aesthetic, Housing, Commerce, Security and Governance. Harbour- related objectives are included under goals where appropriate. The complexity of developing these sections in the short time frame means that these sections are not as complete or finely worded as we would like. There are many parts of the current OCP that still need to be included such as most of the design guidelines. We hope they do serve as an example for how this section could be developed. On specific points, where we did not agree, we have presented alternate perspectives.

The document prepared for the public includes only the Goals and Objectives. However, the targets and policies contain the heart of the recommendations being offered. Therefore, we urge the community to read the targets and policies in the complete document which is posted on the Islands Trust website.

Incorporating the proposed targets into the Ganges Section will require some judgement and re-writing by Trust staff. In particular it will be necessary to separate the proposed targets into two categories: (1) targets that can be achieved primarily by the Trust acting alone, with its existing authority and policy instruments; and (2) targets that will require action by authorities other than the Trust. The first category of targets can be directly incorporated into the OCP; they will serve as a means of clarifying the intent of the policies, the scale and pace of effort, and the means by which progress can be monitored and evaluated. The second category of targets will need to be qualified, and written to suggest that the Trust work to encourage actions by other jurisdictions and other agencies, so that the stated target is achieved through cooperative effort.

Both categories of targets include dates for performance. The dates are meant to be illustrative and have not received sufficient analysis by the Focus Group to be defensible. It is recommended that the dates be edited by knowledgeable Trust staff so that they are realistic and achievable, give a concerted effort.

Creation of a Strategic Plan

We recognise that inclusion of detailed visions, goals, targets and objectives within the Ganges Section is unusual and may exceed the scope of an OCP focused primarily on guiding decisions by the Islands Trust regarding land use policies. However at present Salt Spring has no other policy document in which to present important contextual information, and we feel that it is better to expand (and complicate) the OCP than to lose the information.

As a longer term solution, we recommend that the Trust undertake to prepare an umbrella policy document - a Strategic Plan - for Ganges and for the Island as a whole. Our suggested visions and goals can be used to shape this Strategic Plan. Once completed, the Strategic Plan can provide a the long-term visions and goals, and the most appropriate pathways. All other policy documents, particularly the OCP, can then be simplified and aligned with the Strategic Plan. We recommend that a Strategic Plan for Ganges, be completed within two years, and that thereafter the Ganges Section of the OCP be simplified.

The Strategic Plan should ideally be a consensus document, involving review and input from other key agencies involved with the island and the village. In accordance with the Islands Trust Policy Statement, the Trust should mediate such a consensus process and then encourage other agencies to align their policies accordingly.

Collaboration with Other Agencies and Additional Information that is Required

As in any community, governance is divided among various levels of government. It appears to us that implementation of past land use objectives has been undermined by lack of cooperation among agencies and inadequate financial or institutional arrangements. We also found that in some cases, before strategies can be developed, specific information is needed, the gathering of which is beyond the scope of the focus group. Therefore, among the targets and policies are suggestions for studies, research, and collaborations all of which together are needed to make informed decisions, recruit investment and otherwise spur the kind of development we want in village core areas and within the Ganges Containment Boundary.

Next Steps

The Ganges Focus Group has helped to organise and deliver a community design charrette¹. The charrette occurred at the beginning of May, 2007, as one of the events intended to solicit public input on the Ganges OCP recommendations. The charrette served to provide alternative design solutions, and also to enhance communications by creating many visualisations of how Ganges might evolve in accordance with our visions.

The large quantity of new ideas arising from the Charrette, and the many drawings, has prevented our Focus Group from undertaking to evaluate and integrate the results. Instead we recommend that the Trustees and Trust staff take the time to thoroughly examine the results of the charrette. A determination is needed to establish exactly which ideas have merit, and which of these may have consequences for the revised OCP. Members of the Focus Group continue to refine and consolidate the results from the charrette, to assist the Trust in such deliberations. It is also recommended that the Trust use the charrette results, in combination with our vision statements and recommendations, to inform the creation of a Strategic Plan for Ganges.

Goal 1. Accessibility

Ganges Village is a welcoming place where:

- *All residents and visitors, including children, seniors and persons with disabilities, can easily access services on their own and enjoy the local amenities and beauty of the village;*

¹ A charrette is a brief but intense design workshop in which stakeholders and interested citizens are invited to contribute to the work of an interdisciplinary team of urbanists during the earliest stages of design and planning. There are three basic stages: information gathering & public participation, design & review and illustrated presentation. Definition from the website of The Charrette Center (www.charrettecenter.com)

- *A convenient combination of parking, docking, transit and transfer locations allow individuals to arrive by land, sea or air and move easily into the surrounding village;*
- *Circulation patterns and traffic calming measures serve to gently regulate the speed of motorized vehicles consistent with the ambience of a seaside village.*
- *Through- traffic is provided alternate routes through and around the village;*
- *A fine network of interconnected, multi-purpose pedestrian and cycle pathways, neighbourhood-scale streets and shoreline facilities create a diverse and delightful flow of people and vehicles; and,*
- *The Harbour is recognized as an important asset for the community and is everywhere accessible to residents and visitors and facilitates participation in a variety of enjoyable waterside activities.*
-

Objective 1: To make Ganges a barrier-free Village.

Targets:

- Five foot wide sidewalks with benches at appropriate intervals and wheelchair/baby carriage ramps at all intersections will be constructed along Rainbow Road from Lower Ganges Road to the Recreation Centre and along Lower Ganges Road from Fulford-Ganges Road to the GVM shopping centre by 2012.
- Following target 1, significant sidewalk projects will be undertaken annually until all streets in the Village are sidewalk accessible by 2020.
- All new public buildings will be barrier-free on all levels and all new private-sector buildings will be encouraged to be barrier-free, as this would improve the economic prospects of the various tenants/businesses.
- Ensure that sufficient parking is made available for the disabled and those in need, (this might include families and seniors).
- 3 convenient “pick-up/drop-off” locations will be in place in by 2009 – 2 in lower and 1 in upper Ganges.

Policies:

- Collaborate with B.C. Ministry of Transportation (MoTH) and the Transportation Commission for the provision of sidewalks in the Village.
- Given the demographics of the island, review the parking standards in Land Use Bylaw (LUB) 355 to ensure that adequate convenient parking is available to those in need.
- In conjunction with property owners the Transportation Commission will develop appropriate ‘pick-up/drop-off’ locations.

Objective 2. To create a transportation system (parking, transit and transfer) to enable ease of movement within the Village at all times, and between Ganges and other key nodes on the island using efficient and effective modes of transport.

Targets:

- Beginning immediately, all new development projects within the Village must comply with the vehicle and bicycle parking standards set out in LUB 355. (Agreement was not reached on an absolute requirement to comply with current parking standards)

- By 2009, a study will be undertaken to determine the appropriate number of long-term parking stalls required for residents leaving the island by plane, boat or carpooling from Ganges. By 2010, the CRD will initiate a project to provide the subject parking spaces.
- Limited transit service to be operational by 2010.
- By 2009 the Transportation Commission will assume authority for parking regulations and enforcement within the Village. (If the prime parking spaces are limited to 2 hours this should result in business owners and employees parking in the longer-term space at the perimeter of the Village).

Policies:

- Unless there is an over-whelming reason to do so the Islands Trust should not deviate from the parking provisions outlined in LUB 355. **(No agreement was reached on the possibility of relaxing parking requirements for low-cost housing initiatives).**
- **Collaborate with provincial and local agencies to create a reasonably viable** shuttle service for the Village for moving people at peak times.
- Collaborate with the Capitol Regional District (CRD) to provide public parking facilities for those using Ganges as a transfer station for leaving the island.
- The Transportation Commission to work with private property owners and MoTH to bring all parking in the Village into a ‘parking pool’ with the Transportation Commission enforcing agreed upon parking regulations.

Objective 3. To improve traffic flow and safety within Ganges.

Targets:

- Traffic calming measures will be in place at all main intersections in Ganges by 2012.
- The speed limit in Ganges will be reduced to 40 km/h by 2009.
- The following dedicated, but as yet undeveloped, roads within Ganges will be constructed by 2010 to increase traffic circulation options. (Between Seaview & Drake Roads and between Seaview Road & McPhillips Avenue).
- Provide new traffic flow options by connecting Bonnet Avenue to Charlesworth Road via Bishop’s Walk by 2012.

Policies:

- Collaborate with MoTH regarding speed limit reductions, calming measures at intersections and connecting appropriate roads.
- Collaborate with provincial and local agencies for the construction of all dedicated, but undeveloped, roadways in the Village.
- Negotiate with the SSI Lions Club and/or adjacent landowners for the dedication of a portion of their land to extend Bonnet Avenue to the Bishop’s Walk development and on to Charlesworth Road.

Objective 4. To design and construct alternate routes to avoid unnecessary congestion in the Village and to provide options for bypassing Ganges.

Targets:

- The Alternate Routes to be in place by 2017. Construction of alternate routes should be done in a careful manner that protects Mouat Park.
- All dedicated roads to be constructed by 2010 and all appropriate connecting roads to be constructed by 2012, (see targets for Objective 3 above).

Policies:

- Collaborate with MoTH to finalize the scope and budget for alternate routes to meet the scheduled 2017 completion date.
- Work with provincial and local agencies to fund construction of dedicated, but unconstructed roads and to negotiate with property owners for the dedication of lands to connect appropriate roads.

Objective 5. To create an attractive and continuous trail network for pedestrians and cyclists, connecting all amenities and nodes including the upper and lower villages, so that people find it enjoyable to visit or live in Ganges with limited use of an automobile.

Targets:

- 10 kilometres of dedicated pathways in Ganges operational by 2012.
- Streetscape plans developed for all roads in Ganges by 2009. Plans to include scope, schedule and budget for phased completion by 2020.

Policies:

- Use the planned pathway between the upper and lower villages and the recreation centre to develop design guidelines and policies for use on future pathways.
- The Transportation Commission (or another agency) to develop appropriate streetscape plans and obtain permission from MoTH to use the dedicated right-of-way for planting of trees and development of neighbourhood-scale streets within the Village.

Objective 6. To create a shoreline that offers villagers and the public continuous access to the harbour with opportunities for walking, exploring, fishing, and other traditional recreational uses.

Targets:

- Complete a continuous “Marine Walkway” from an “east gate” next to Moby’s boat launch ramp to a “west gate” at the creek beside Island Escapades, the site of a proposed small craft boat launch – with rights-of-way negotiated through shoreline leases as necessary by 2010. This should include a combination of boardwalk, road allowance and the shoreline with appropriate signage and rest areas.
- The MoTH property and shoreline along the waterfront at the head of the harbour (opposite the Harbour House) will be open to the public by 2008.
- Consideration be given for appropriate zoning to be put in place to support a variety of marine services by 2010.
- By 2020 assure public access to the Harbour.
- Provide safety and protection of marine assets by developing two breakwaters for the Inner Harbour by 2020. The breakwaters will be built in such a manner so as to facilitate continued seaplane activity as well as other uses such as ‘pocket parks’, fishing piers, etc. (Note – *Agreement was not reached on this. It was felt that more study and discussion on the benefits, impacts and expense was required.*)

Policies:

- Islands Trust to consider that appropriate zoning is in place to foster a variety of marine services.

- Collaborate with the Harbour Authority and Department of Fisheries and Oceans (DFO) for the provision of pump-out services and for additional moorage and dinghy dock space.
- Collaborate with DFO for the development of breakwaters. **See note above – agreement was not reached on this.*
- "The Local Trust Committee shall work cooperatively with adjacent landowners, CRD and PARC to identify the appropriate entity or entities to be responsible for the establishment, operation and maintenance of various sections of the Marine Walkway. In this regard, collaboration with MoTH and DFO will be required for construction of the Marine Walkway on highway right-of-ways and on the shoreline respectively."
- The Marine Walkway will have many access points including the east and west gates, a terraced ramp at the MoTH property at the head of the harbour, the boardwalk stairs at Rotary Park, the marinas, parking lots, parks, etc.
- Negotiate a shoreline pathway at the waters edge in at least three locations along the inner harbour so that the public is able to enjoy the natural shoreline.
- Spur walkways with welcoming signage to be developed onto the west shore of Grace Point and onto existing and any new breakwaters.
- Collaborate with the Harbour Authority for the provision of the new launch ramps and to ensure that the ramps and public beach access points are contained in the proposed Harbour Management Plan.
- Negotiate with MoTH for appropriate access to the waterfront/beach at the head of Ganges Harbour, and as many other locations as possible.
- As private shore leases come up for renewal or shoreline property owners apply for zoning changes the LTC shall ensure public access to the shore.
- Work with all stakeholders in the Harbour on a Harbour Management Plan that includes a balance between public and private uses, and ensures safety in the Harbour.

Objective 7 To create the ramps, docks, moorage and other facilities to ensure that the village is easily accessed, year-round, by all types of boaters.

Targets:

- Develop a minimum of two well- maintained public launch ramps by 2010 and identify additional public access points to the Harbour.
- A doubling of dinghy-dock space by 2010.
- A study to determine the appropriate amount of moorage space required for the Village will be done by 2009 and the findings of the study implemented by 2012. This study will work to balance the public and private uses within the harbour.

Policies:

- Negotiate with private marinas to provide transient moorage to the public during busy summer period.
- Negotiate with landowners to provide additional publicly maintained and accessible boat launching facilities.
- Explore the options at the creek alongside Island Escapades for an improved canoe/kayak launching facility.
- Collaborate with the Harbour Authority to install permanent buoys for affordable and efficient short-term moorage wherever such buoys do not conflict with other uses/users

Goal 2. Environmental Footprint

Ganges Village is seen as one of the green villages in an international network; it contributes to the ecological systems within which it is situated; it has unique and/or best practices for green design; its buildings and their supporting infrastructure have minimal impact on global and local environments; abundant green space and healthy day-lighted streams on public and private lands provide wildlife habitat and a pleasant micro-climate; children play in accessible natural spaces; the air quality is superb; and the harbour and village greenways are clear of refuse and lovingly maintained by local stewards. Environmental goals are used to define and guide development.

Objective 1. To augment and support regional ecosystems by protecting specific natural areas (environmentally sensitive areas (ESAs)) within the Ganges Containment Boundary including for example streams, ponds, wetlands, Douglas fir/arbutus forests, shoreline, and other areas that support native species of vegetation and wildlife. To link ESA's and other green space within Ganges into a coherent pattern that relates to areas outside the Village and allows migration of species between areas. Where needed, to create green space for ecosystem purposes.

Targets:

- ❑ ESA's are inventoried, surveyed and mapped
- ❑ A "green space" plan is developed that shows how to protect ESA's, wildlife habitat and corridor requirements. It draws on the best science available and it identifies the properties that require measures for natural ecosystem protection.
- ❑ The number of areas protected that contribute to a fully functioning ecosystem including covenants and outright purchase
- ❑ The percentage of Ganges Village that is planted in native species

Policies:

- ❑ Map Ganges at large scale to show existing green areas that contribute to the functioning of the island's natural ecosystem.
- ❑ Draw on best science available for habitat capability for wildlife. Where data is lacking, commission new research. (EG – nesting bird surveys, amphibian studies, wildlife corridors, etc.)
- ❑ Identify and implement protection, restoration and mitigation measures needed for each area.
- ❑ All development proposals are guided by this objective, from the beginning of the approval process. For instance, new development protects ESA's. (EG. Swanson's Pond)
- ❑ Use native species for new and replacement landscape plantings.
- ❑ Require plants that do not require irrigation in the summer.

- ❑ Restrict/ban the use of pesticides and herbicides for cosmetic purposes throughout Ganges.

References:

- D.1.1.1.2 Identifying ESA's
- D.1.1.1.3 Protecting ESA's
- D.1.1.2.17 Wildlife trees
- E.4.1.2 Setbacks
- E.1.7 Landscaping, including to suit natural character of island and impervious surfaces. (But not native species.)
- E.1.7.8 Landscaping plants, conserving water
- E.1.7.9 Restrict use of pesticides close to riparian zones.

Objective 2. To restore and daylight the original length of streams in the village where possible, from under roads, parking lots and other manmade coverings, and to use the local water drainage systems, and the attention of residents, to attenuate or enhance the flows and vitality of the streams in all seasons.

Targets:

- ❑ Percentage of stream courses within village boundaries that are day-lighted and functioning naturally by 2012.
- ❑ Amount of absorbent landscape in Ganges. (I.e., rainfall held and stored by the Ganges area prior to running off into the ocean.)
- ❑ Number of salmon returning to spawn.
- ❑ Number of stewards involved on annual basis.

Policies:

- ❑ Prepare a blue-ways plan for restoring streams over time. This plan will identify these environmentally sensitive areas: stream beds, riparian zone set-backs, storage ponds, wetlands and groundwater flows. It will recognize that the stream system provides multiple functions, for ecosystem functions, enjoyment by the public and residents of Ganges, run-off, groundwater, and storage.
- ❑ All new developments will include restoration and remediation of their streams. Existing landowners will be encouraged to participate.
- ❑ All water leaving a property will be as clean as when it entered.
- ❑ Support existing awards programs that recognize and support stewards of the environment.

References

- D.1.1.1.2 Protecting ESA's
- D.1.1.2.11 Encouraging private stewardship
- D.1.1.2.16 Encouraging private stewardship
- E.4.1.2 Setbacks from streams

Objective 3. To contribute to excellent air quality and to reduce the contribution of greenhouse gases, mitigation measures for automobile use will be enacted and wood stove burning restricted. Light industrial activities will be restricted to non-emission types of production.

Targets:

- ❑ % of reduced automobile free zones once public transportation is in place.
- ❑ All wood stoves meet the highest US EPA air quality standards.

Policies:

- ❑ Reduce automobile use in the Ganges core area.
- ❑ New construction guidelines includes requirement that wood burning units meet the highest US EPA air quality standards.
- ❑ New light industrial businesses meet zero emissions standards.

Objective 4. To design and build new private and public buildings to high environmental standards. This includes energy efficiency, water conservation, wastewater recycling, and habitat protection. (See Housing Goal)

Targets:

- ❑ All new public buildings to achieve the highest possible industry developed green standards.
- ❑ All new private construction is encouraged to undertake industry developed green standards.
- ❑ New building and/or alterations to existing buildings will meet impact assessments for energy efficiency, solar access, and noise.

Policies:

- ❑ Enhance building design guidelines to the highest environmental standards (LEEDS), to be tested on the new library and new fire hall.
- ❑ Apply to Ministry for permission to regulate enhanced energy efficiency of buildings.

References:

- E.1.4.8 Siting for solar gain
- E.1.7 Landscaping requirements (need to include xeroscaping & using native plants)

Objective 5. Ganges Harbour supports both a healthy marine ecology and a shoreline with areas of natural vegetation; the productivity and biodiversity of the inner and outer harbours are regenerated.

Target:

- ❑ Herring is spawning in large numbers, similar to the early days of the harbour.
- ❑ Where there is potential for aquatic life, the effect of shading is minimized through the use of decking material that lets light through.

- ❑ A system is in place to monitor the health of Ganges Harbour, to assure that health is maintained and remedial actions are taken immediately as needed.
- ❑ No pollution enters the harbour from the storm water management system.
- ❑ No pollution enters the harbour from boats or other marine activities.

Policies:

- ❑ Implement green filtration of run-off along the shoreline – with an appropriate drainage plan for all properties adjacent to the water.
- ❑ Conduct an assessment to determine a baseline for the health of the undersea harbour environment, what needs to be done to restore it and provide a baseline for future evaluations.
- ❑ Create a mechanism to fund ongoing monitoring of the harbour’s health.
- ❑ Support efforts to require boats to pump out waste at dump stations.

Objective 6. Storm water will be managed to mitigate impacts of rain and snow events and to encourage natural percolation that enhances ecosystem functioning.

Targets:

- ❑ Percentage of average impervious rating of village in 2020
- ❑ Percentage of roadways using natural percolation in place of curb, gutter and drain.
- ❑ Percentage of open space with tree canopy
- ❑ Number of square metres of wetlands and ponds

Policies:

- ❑ New street profiles and construction specifications for village streets and lanes, developed in collaboration with academic experts, practitioners and the Ministry of Transport. This includes use of permeable surfaces.
- ❑ Construction of storm water management systems to control and clean storm water before it enters groundwater and Ganges Harbour.
- ❑ Treatment of pollutants is done in innovative practices, including the use of wetlands.
- ❑ Creation of Surge ponds and filtration wetlands that create absorbent landscapes

Objective 7. The use of water within Ganges Village is minimized through the use of green building practices, innovative landscaping watering practices and mitigation strategies.

Target:

- ❑ The sewage plant will provide water for landscaping purposes within the Village boundaries

Policies:

- ❑ Install a two-pipe system throughout the Village Boundaries so that water for landscaping can be used for landscape watering. (In particular to the school grounds.)

- ❑ Drip irrigation systems are required for all new landscaping.

Objective 8. Trees are incorporated more fully into Ganges Village streetscapes.

Targets:

- ❑ Percentage of Ganges Streets with coverage by tree canopy and evergreen trees.
- ❑ Percentage of native trees and plantings.
- ❑ Number of heritage trees protected.

Policies:

- ❑ Create a tree planting plan that emphasizes native trees.
- ❑ Require planting of street trees in new developments. Encourage plantings in existing developments where possible.
- ❑ All new developments incorporate trees & plants that do not require irrigation in the summer.
- ❑ Restrict/ban the use of pesticides and herbicides for cosmetic purposes throughout Ganges.
- ❑ Expand heritage tree protection mechanisms to entire Village area.

Objective 9. The Ganges Village environmental footprint is minimized through ongoing collaboration by agencies, public groups and citizens; an annual state of the Village report is produced showing green practices, mitigation strategies for new developments are implemented.

Targets:

- ❑ An annual report-out on green practices in Ganges Village and the health of its ecosystem.
- ❑ Various interests with regulatory mandates, as well as citizen input, collaborate regularly to oversee planning for Village and for the environment
- ❑ Residents, owners and the general public understand how decisions are made vis a vis the environment.

Policies:

- ❑ Create an annual report of green practices for Ganges Village, with a public discussion at its release.
- ❑ Create an interagency body that oversees environmental planning for the Village. This body will include citizen representation.

Goal 3. Liveability and Aesthetics

Ganges Village is:

- *An authentic seaside village - where the variety, scale and sequence of buildings has an organic incremental feel;*
- *Home to people of different age groups, incomes and cultures, all of whom enjoy the seaside village lifestyle;*
- *A place of exceptional arts and culture;*
- *A place where residents engage in public discourse and community planning;*
- *Pedestrian friendly with open spaces and interesting streetscapes;*
- *A place with unique shops, cafes and restaurants; and,*
- *A gateway to the rural beauty of the surrounding island.*

Objective 1. Housing options include attractive affordable, market and rental choices for residents.

Targets:

- Sufficient multi-family and multi-use zoning will be created to enable several modest-scale housing developments to take place within the village on an annual basis over the next 10 years.

Policies:

- Islands Trust to consider rezoning an appropriate number of parcels to allow for increases in residential living within the village consistent with the numbers set out in the Housing Goal.

Objective 2: To support all forms of the arts.

Targets:

- We will maintain the distinction of being the “Best Small Arts Community in North America” for the next 5 years.
- By 2012 Ganges will have an appropriate public arts & crafts gallery as befits our Best Small Art Community status.
- By 2009 a plan will be in place for incorporating temporary and permanent displays of public art throughout the village.
- Develop a plan by 2010 for the formation of a fulltime educational facility for the arts on the Island.
- Live/work facilities and small studios within the village will be allowed and encouraged.

Policies:

- The LTC will expand the scope of the Advisory Design Panel to enable the community to maintain and build upon our reputation as the Best Small Arts Community in North America.

- Collaborate with private and public landowners for the display of art throughout the village. Provision for art displays should be incorporated into the planning phase for all new developments.
- By 2010 establish design guidelines to require that new developments emphasize key features intended to make the village distinctive as well as a communal 'work of art', (variable setbacks, maximum size of developments, etc.)
- Revise regulations to allow for more live/work options.
- Under the leadership of ISEA or the Community Arts Council explore options and determine feasibility of an accredited arts educational facility on SSI.

Objective 3: Create a venue where residents can be engaged in public discourse and community planning and where visitors can be informed and welcomed to the Island.

Targets:

- A public, multi-use 'town hall' will be developed by 2012

Policies:

- Explore changes to the fire hall and associated site and MoTH right of away as a multi-functional space that can function as a venue for social and informational events.
- Explore other 'town hall' options.

Objective 4: To make better use of existing open spaces to make the village alive and dynamic, encouraging people to enjoy time together while providing places of solitude and contemplation.

Targets:

- A plan will be developed by 2009 by which community groups (Lion's, Rotary, Chamber, Conservancy, etc.) will be encouraged to take a leadership role in augmenting existing public spaces.
- Use and adaptation of existing programs for Stewardship Recognition to honour the contributions of the stewards of the community will be in place by 2011.
- All sidewalks and pathways and the Marine Walkway will be in place by 2020 making Ganges fully 'pedestrian-friendly'.
- Interesting pocket parks, lookouts and benches will be incorporated into appropriate open spaces by 2012.

Policies:

- Collaborate with community groups for stewardship ideas concerning public spaces and community awards program.
- PARC to develop plans for adaptation of specific park space for outdoor theatre.
- PARC to devise guidelines and plans for areas of quiet solitude in all appropriate open spaces
- Ensure that Goal 1. (Accessibility) is implemented as set out in the plan to facilitate 'pedestrian' requirements.

Objective 5: Ganges will have a full range of vibrant and attractive shops and service in both the Upper and Lower village cores.

Target:

- On an ongoing basis the APC will work with owners to ensure that business properties are not only functional but of a standard that will enhance the appearance and the overall working/shopping/living environment of the village.

Policy:

- The ADP will review the design guidelines to ensure that they are not overly burdensome with respect to form and function and still protect the eclectic appearance of the village. However, allowance could also be made for new and innovative ideas/products.

Objective 6: Ganges is to remain a place that is colourful, charming, and eclectic, where people live their lives in pleasant surroundings.

Targets:

- Low and medium-rise buildings (two to four stories) with covered walks, pitched roofs and wood, metal or stone cladding will predominate, with a variety of scale and sequence of buildings that reflect the history, geography, and climate of our West Coast Island. However, allowance should also be made for new and innovative ideas/products. (*Note – Consensus was not reached on allowing three or four stories unless used to make affordable housing developments possible.*)

Policy:

- The LTC to remain sensitive to the evolutionary (growth over time) nature of development of the village and will continue to allow change to occur into the future.

Objective 7: To add light beauty and interesting scenes to the village core by providing view corridors and sight lines to the harbour.

Targets:

- Guidelines will be developed by 2009 for cascading the height of buildings as they near the harbour.
- A plan for benches and gathering places at prescribed intervals along the Marine Walkway will be developed by 2011.

Policies:

- The APC will develop development guidelines (height restrictions, building restrictions, landscaping and open space planning.
- PARC will establish appropriate locations for benches and rest areas along the Marine Walkway.

Goal 4. Housing

By 2020 Ganges Village has become the year-round home for about one-quarter of Salt Spring Island's population. Many people who live in Ganges also work there. They support the local shops and regularly use numerous Village services. These permanent residents improve Village security by their involvement in the daily life of their community. .

*The Village has evolved into three distinct sectors. Upper and Lower Village **core areas**, each contain residential, mixed use commercial/ residential developments, as well as related service and retail businesses. The core areas are surrounded by a Village **Containment Area** encompassing residential development at a lower density than within the core areas, but at a higher density than outside the containment boundary.*

*A broad spectrum of inhabitants of varying incomes, ages, backgrounds and cultures live, work, and otherwise enjoy life in this vibrant seaside community. A variety of residential building projects have been successfully completed within family oriented neighbourhoods in the **containment area**, while the historic Lower Village **core area** offers seaside amenities, eclectic retail outlets, and a limited selection of residential dwelling units at a small town scale. Within the Upper Village **core area**, medical and related commercial services are conveniently located in close proximity to Lady Minto Hospital and the adjacent seniors' residential facilities.*

*By 2010 a collaborative development approval process involving regulatory agencies, project proponents, landowners, and other community stakeholders has evolved to revise prior land use planning and re-development requirements , particularly within the Lower Village **core area**. This interactive, consensus building approach to land development approvals has successfully generated sustainable and imaginative residential and mixed use projects that have energized and provided substantial additional economic stability to Ganges Village, and by consequence, to Salt Spring Island.*

A significant achievement of this growth management and collaborative land use planning process has been the approval and construction of critically required modest rental accommodations and a variety of interesting and innovative residential housing projects within all areas of Ganges Village.

Objective 1. By 2010 regulatory and jurisdictional requirements preventing critically needed, socially desirable and economically viable residential development projects within Ganges Village, particularly within the Upper and Lower Village core areas, have been identified and revised through a politically sensitive process.

Objective 2. By 2020 Ganges Village is the year-round "home" to one-quarter of the Island's population. Residents of the Village enjoy the seaside ambience and the bustling activity of Ganges Harbour, and most live within walking distance of the shops and businesses of the core areas, and in close proximity to schools, parks, and medical facilities.

Objective 3. By 2020 a more balanced community demographic has emerged due primarily to the availability of modest rental apartment accommodations and suitable alternative and affordable housing developments, essentially within Ganges Village, for young families, retired couples, service sector employees, and singles of all ages.

Objective 4. By 2010, consortiums of project participants have successfully completed three “catalyst” housing projects within Ganges Village which demonstrate all aspects of the housing goals.

(The Focus Group did not have time to develop targets and policies for this goal.)

Goal 5. Commercial Services

Ganges Village is a place where:

- *Commercial Development occurs within a well defined boundary.*
- *Light industrial zoning (See L.U.B. 355 Section 9.7 for acceptable light industrial uses) is available in specific areas of the Village.*
- *Commercial/Light Industrial development occurs using Green building practices.*
- *An increase in the residential population is supported in conjunction with commercial development.*
- *The attractive eclectic feel that is presently admired is maintained.*

Objective 1. Future commercial and industrial development should occur within well defined boundaries.

Targets:

- By 2009 a study will be commissioned and completed to forecast the amount and type of commercial and light industrial space that will be required to meet the demand of the population that is expected to be resident on Salt Spring over the next 25 years.
- Using the results of the above study, a village boundary will be set with the goal of providing enough commercial and industrial development potential to meet the forecast demand.
- Once the boundaries and areas are set, there will be no further commercial or industrial uses allowed outside of those areas.

Policies:

- The Islands Trust is to work with the CRD to implement this study and follow through with setting the appropriate boundaries.
- The Islands Trust to rezone the appropriate amount of developable land to satisfy the demand of both commercial and light industrial development forecast in the study.
- The Islands Trust is to approve no further commercial/industrial development outside of the new boundary.
- The Islands Trust is to create appropriate definitions for home based businesses that will be allowed outside of the new boundary.

Objective 2. Commercial/Light Industrial development should occur using Green building practices.

Targets: (The targets for this objective are covered within the Environmental goals.)

Objective 3. An increase in the residential population in the Ganges Village core is supported in all future commercial development.

Targets: (Targets for residential population growth are covered in the housing goals for Ganges Village.)

Policies: (The policies related to housing will be covered in the housing goals for the village.)

Objective 4. Commercial and Light Industrial development should occur in conjunction with well defined infrastructure guidelines for the Village of Ganges.

Target:

- Commercial/Light Industrial development should only be approved when water supply, sewage treatment, parking, accessibility, and safety requirements are met.

Objective 5. Commercial building styles should support the eclectic feel that is attractive about the present Village. Future development should support qualities and items such as beautiful gateways, an attractive waterfront that is accessible to the public, continued use of covered walkways on storefronts and the successful continuation of the Saturday Market.

Objective 6. Strong consideration should be given to making feasible the development of a single property that could house many of the public services that are required by the Island. This should be located with good access to alternate routes to both the Northern and Southern parts of the island. Some potential services which could be housed there include Police, Fire, Ambulance, Trust Offices and public parking.

Objective 7. To develop the harbour facilities and foster the growth of marinas in ways that safely and sustainably increase visits by boaters year round, and enhance the opportunities for economic development throughout the village.

Policy

- Explore the potential for more long-term moorage and live-aboard zoning in the harbour.

Objective 8. To foster the growth of a variety of businesses which provide marine-related services in the harbour.

Objective 9. To provide support for a viable commercial sector that serves the needs of residents and visitors to the village of Ganges.

Policy:

- A stakeholder discussion will be encouraged to determine the key factors required to maintain a viable commercial sector in the village. Based upon the results of this study, specific policies will be developed to address the needs identified.

Goal 6 Security

Ganges Village is a place where people both feel secure and are secure; crime is rare or non-existent; the community is engaged in learning about future threats and in preparing individuals, families and businesses for disasters or difficult times, sustaining a culture of self-reliance and community mindedness; in the event of an emergency, mutual aid agreements between private groups, volunteers and public organisations foster good will and cooperation at all levels, and establish clear lines of authority for response and recovery; disaster resiliency and adaptability are crosscutting themes integrated into land use planning, building design and all critical infrastructure systems.

Objective 1. To ensure that in the event of a temporary breakdown in critical infrastructure systems at the regional level, the village has the capacity to meet basic needs for food, shelter, space heating, electricity, and potable water.

Targets:

- 20% of village energy needs derived from on-island sources by 2015
- Zoning and guidelines for buildings are aligned by 2008 with a credible long-term scenario for water supply to the village

Policy Ideas:

- **Achieve consensus on how we provide long-term security for potable water in Ganges:** The long-term security of both the existing village population and the proposed future growth in population depends upon the capacity of the water supply systems servicing the homes, businesses and farms within the village boundaries. Without clarifying assumptions about water supply, and reaching consensus among key players, the plans for residential intensification of the village may become very controversial. It is therefore recommended that new policy be developed on water systems and that the policy be informed by a scenario-planning exercise. This village water scenario planning should explore potential for improved water management and create a plausible, cost-driven sequence of measures that ensures sufficient water capacity is available to meet needs within the village over time, and also to provide a margin of safety for unexpected situations. The scenario-planning should be a collaborative exercise between the LTC, the North Salt Spring Waterworks District (NSSWWD), the CRD and may include participation by knowledgeable residents including those involved in the Focus Groups. The exercise should build upon the recommendations for residential intensification within

Ganges, and also on the energy scenarios now underway for the island. The scenarios for water should address (but not be limited to) policies to retrofit water efficiency in existing buildings, increased constructed and integration of cisterns, fire-reserve tanks and other on-site storage, the use of reclaimed water for irrigation and/or toilet flushing in larger buildings (e.g. schools, rec center), the requirements for a percentage of climate-sensitive landscaping, creation or protection of natural ponds within village boundaries and the extension of controlled connections with the North Island Water District system to isolate water sources if they become contaminated or to extend water supplies from Cusheon Lake.

- **Develop strategies that lead to self-reliance in power generation within the village:** Land use zoning and guidelines within the village should be revised for the purpose of creating a distinct ‘energy precinct’ where all new buildings with substantial space heating and water heating needs would be required to be ‘retrofit ready’ for quick connection to a local electricity network and district heating system. The LTC should collaborate with BC Hydro, and private sector partners, to establish the suitable infrastructure guidelines and requirements for such a precinct, including the installation of pipes and wires as part of any upgrades to public rights-of-way and in-the-ground infrastructure. The energy precinct should include requirements for installation of smart meters in each new building, and district heating pipes connections. A study should be undertaken to identify local sources of energy. Ideally this should provide sufficient electricity generation to meet essential electricity needs within the entire village under conditions where the regional grid is not functioning.
 - **Create capacity for achieving food security within village boundaries:** It is recommended that land use zoning within village boundaries retain sufficient agricultural land to provide the projected residential population with opportunities for community gardening, ideally within convenient walking distance from new multi-unit residential areas. Guidelines should be developed to ensure that green open space, including the proposed buffers around the revised village boundary, include edible landscaping such as fruiting shrubs, and nut and fruit trees that can be stewarded by local residents.
- Electrically powered transportation:** It is recommended that any plans for a village transportation system be designed to include electrical plug-in stations at each major parking location, and that any new transit for use within the village make use of the electricity system for a portion or all of its power needs. The use of electricity, in combination with a degree of self-reliance in power generation, will help to make our island village become increasingly less vulnerable to sudden fluctuations in the availability and affordability of traditional transportation fuels. The new Parking Transportation commission should be requested to accommodate such objectives into their on-going planning, as opportunities present themselves.

Objective 2 To provide physical safety within the village for all residents and visitors, at all times.

Targets:

- Parents with young children can be found in Centennial Park on every warm and sunny day by 2008.
- 100% of children living within village walk to school by 2010.

- Zero accidents involving motorised transport with pedestrians or cyclists within village, by 2010

Policy Ideas:

- **Safety through environmental design:** Guidelines for buildings within the new DPA should stress the importance of design features like ‘eyes on the street’, lighting and sightlines to enhance the security of public spaces and pathways throughout the denser areas of the two village cores.
- **Coordinate a Homeless facility with drug enforcement policy for village:** The presence of homeless people and a drug culture within the downtown core currently threatens a sense of security for both residents and visitors. Design for the village should consider how best to contain this threat, and also how to consolidate and improve efforts by local institutions to reduce these social problems. With support from local organisations, the trustees should explore how to combine provisions for homeless shelter at the same time as an increased law enforcement presence within the village.
- **Re-design parking to provide secure passage and well-supervised public spaces:** The redesign of the parking area directly behind the Roasting Company and adjacent to Barb’s, should include features that facilitate greater public presence and use of the area by residents and families. An example would be to include within the parking area small ‘village square’ and stage, which could be used for temporary street cafes or live music, similar to the Tree House. The intent would be to transform this location from an insecure and unpleasant location, to a true village amenity where all types of people can safely mix and enjoy open space activity.
- **Encourage through zoning and incentives a more distributed mix of residential and commercial land uses in core area:** A greater distribution of residential areas within the village core will increase activity during evenings and bring more life and security to the streets throughout the evening times and during all seasons. It is therefore recommended that the DPA guidelines provide more explicit encouragement and incentives for mixed use buildings in the downtown heritage core.
- **Improved long-term management of boat and plane movements within harbour:** It is recommended that the LTC develop an on-going collaborative process with the Harbour Management Authority with the intent of aligning the Harbour Management Plan and the OCP and particularly with the objective to ensure safety for visitors and businesses as shoreline access increases and as the flow of boats, planes and visitors increases.
- **Physical separation between motorised traffic lanes and bicycle lanes:** It is recommended that all bicycle lanes planned for major streets within the village be designed along European models, where a physical barrier separates bicycle lanes from motor vehicle lanes for the large majority of the pathway. The added costs of this approach reflect the greater commitment by the village and the Island to providing truly safe alternatives to motor vehicles for bicycles especially on an island that is becoming both a destination for cyclists and a home for many active seniors.

Objective 3. To reduce property crime and associated costs for residents and businesses.

Targets:

- 50% reduction in reported losses for 2010 relative to 2005

Policy Ideas:

- **Involve police in plan to address understaffing:** Security on the Island and within village may be improved by increased policing; however the current policing staffing is well below our allocation. A long-term solution should be explored by engaging the police in the identifying barriers to achieving full staffing and by developing a long-term alternative approach specifically addressing their needs.
- **Design for a regular police presence in core of village:** A regular police presence within the village may be an important element in stemming the increase in property crime. Village design and zoning should therefore consider how to incorporate facilities that meet the needs of police for comfortable and affordable shelter, and that complement the recommendations for village liveability and aesthetics. The LTC should engage a special purpose task force on a temporary basis to explore solutions.

Objective 3. To adapt the natural and built environment of the village for possible changes in local climate, including rising sea levels, more extreme weather events, and changing rainfall patterns.

Target:

- No power outages within village boundaries by 2020
- No flooding in Ganges

Policy Ideas:

- **Shoreline reinforcement:** It is recommended that plans to complete the Marine Walkway include special attention to the impact of extreme weather, in combination with rising seas, on the integrity of the shoreline as a whole. This may include an assessment of breakwater performance under new storm extremes, re-vegetation of the shoreline green areas with robust perennial plantings, elevation of walkways and more robust construction guidelines.
- **Storm water management practices:** It is recommended that the LTC employ a knowledgeable expert to review existing and proposed guidelines for storm water management within the village, with reference to the impacts of increased storm intensity. The study should assess proposed plans for parkways along stream corridors, and give consideration to watershed protection, installation of surge ponds or other creek design features to mitigate and accommodate greater flows. Specific regulations should be considered for average surface permeability and drainage of properties undergoing development.
- **Buried power cables:** It is recommended that the LTC request estimates from experts on how best to improve the storm resistance of power distribution systems to the village, and

within the village. Special attention should be given to methods for burying power lines in concert with other upgrades to infrastructure so that the village can reduce the expected incidence of power outages over time, at lowest cost, despite the increase in storm intensity and frequency. Benefit cost calculations for burying cables should consider incremental and alternative strategies, and should include full life cycle costing.

Objective 4. To ensure efficient movement of emergency responders and key goods during sudden emergencies or during periods of prolonged disaster or ferry service disruption

Target:

- Enhanced truck ramp to village shore allows easy access by barge for full size goods trucks by 2010.

Policies:

- **Alternative by-pass routes:** It is recommended that the recommended routing and design of alternative routes through the village be reviewed by the entire SSI emergency coordinating committee, prior to finalising the approach.
- **Truck access to village via barge unloading dock:** It is recommended that the improved shoreline access plans proposed for the village, and also the harbour management plan, retain the option of barge access and drive-off ramps for cargo trucks transported by barge. Such access is not expected to be used frequently, except for transporting structures to outer islands. However with appropriate design features the ramp can become a permanent back-up route for transporting critical supplies to village residents and businesses in the event of a breakdown in ferry services.

Goal 7. Ganges Governance

Ganges Village is managed by means of a complementary set of effective policy tools, agreements, and collaborative government and community processes that help to guide and stimulate development consistent with the Trust Policy Statement and the OCP. A monitoring process allows for feedback, learning, continuous improvement and adaptation to changing environmental, economic, social and technical conditions.

Objective 1. Promote an inclusive and accountable governance structure that fosters inter-jurisdictional and intra-jurisdictional cooperation and collaboration between elected officials, governmental agencies, the for-profit sector and community groups.

Targets:

- Create partnerships to align the goals and programs of various agencies such as the Local Trust Committee (LTC), Capitol Regional District (CRD), Harbour Authority, Ganges Sewer Committee, water districts, and other appropriate agencies.

- The Local Trust Committee will assist in identifying a mechanism to implement the Ganges Goals including assessment of barriers to achievement of the Ganges Goals.

Policies:

- The LTC will take a leadership role in creating mechanisms for collaboration among other elected officials, groups, agencies and community members to achieve the management goals and targets established for Ganges Village.
- The LTC will take a leadership role in requesting working agreements between the trust and other agencies and organizations to assist in achieving the Ganges Village Goals and targets.
- By 2008, the Local Trust Committee will assist in forming a working group or groups composed of elected officials, agencies and community group, to perform one or more of the following key roles/tasks: 1) to provide continuity of leadership over time and to take the long term perspective in encouraging and evaluating development within Ganges; 2) to monitor the achievement of the goals, targets and policies in the Ganges Village OCP sections; and 3) to support collaboration among as many public and private interests as possible in achieving the goals of the Ganges OCP section; 5) to help the community understand the roles of the various governmental and private organizations that have a role in further development in Ganges.

Objective 2: Foster an inclusive system of governance that is understood by the public and has a decision making process that ensures an appropriate balance between being accountable, transparent and efficient.

Targets/Policies:

- The LTC will create partnerships to provide a range of educational and communication programs which would inform and involve the general public and community leaders in solving community problems.
- The LTC will in cooperation with others, develop a communications strategy to inform the public on planning process committees, events and documents such as posting information on the committees including their meeting times and minutes on the SSI website.

Objective 3: Create an orderly plan to direct all greater density development to within the Upper or Lower Ganges Village cores (or village cores elsewhere on the island) and medium density within the Ganges Containment Boundary through the following strategies and mechanisms:

Target:

- Define the village core and Village Containment Boundaries with consideration for the following aims:
 - a. Provide a regulatory authority through a Development permit Area to achieve the Ganges Village Goals.
 - b. Create a sense of identity through gateways and distinctive design features
 - c. Create a community that is walk able and accessible by children, seniors, visitors, residents and workers.

- d. Achieve a complementary balance of land uses and landscapes such as natural areas, open space, housing, commercial, industrial and tourist accommodations.
- e. Create distribution areas for new “green” infrastructure systems to cope with emissions or to take advantage of mixed loads. This includes reclamation water, and two pipe systems for buildings, water piping and connections for district heating, constructed wetlands, and best practices for storm run-off.
- f. Create buffer zones at the containment boundary to avoid conflicts in land use and create access to green spaces.
- g. Preserve key ecological functions such as avoiding construction on productive wetlands or in the floodplain.
- h. Reserve sufficient local resources for village survivability and choice such as opportunities to grow food, sufficient water and incrementally lower cost sewer capacity.
- i. Ensure access, views and development control along the waterfront
- j. Ensure sufficient land and zoning to accommodate the many commercial functions that the island expects to find in a village.
- k. Providing a good balance of jobs to dwellings within the village
- Avoid leapfrog development (which tends to make infill development more costly) by achieving densification incrementally from the center outwards towards the containment boundary. (There was not agreement on this target because some committee members felt project sequencing should not be dictated.)
- The village cores shall correspond to a limited area around a central point such as the Tourist Information Center for Lower Ganges Village and the GVM store for the Upper Ganges Village.
- The Containment Boundary shall correspond to a specific boundary within which will be built all new high-density development such as multi-family development and higher density commercial or tourism-oriented development.

Policies:

- The Village Containment Boundary shall contain land zoned for agricultural, residential, commercial use, industrial use, and parkland.
- Land within the Village Containment Boundary currently zoned ALR shall be maintained as agricultural land within the village. Production of food on this land will be supported, in combination with other complementary uses. *(Some committee members felt that as our village population expands, there may be justification rezoning ALR land adjacent to the village for other uses, with compensation elsewhere to achieve net zero loss)*
- *The ALR lands directly north of Jackson occupy a central place within the village boundaries and if possible this land shall be acquired without rezoning, possibly in partnership with a not-for-profit society, and developed to serve as a diverse, active ‘green heart’ to the village. The Trust will communicate with the Agricultural Land Commission for this purpose, and use this parcel as an example of multi-purpose development of ALR, as outlined in the new Farm Plan. Although it may be retained as a single parcel, it should be developed by means of long-term leases and covenants so that the portions of the land can be dedicated to affordable ‘green’ housing - with a*

percentage of the housing reserved for active farm workers, while other portions are reserved for intensive organic farming, community gardens, aquaculture in ponds, woodlots, connecting pathways and complementary land uses.

- Encourage infill development by rezoning land in the village cores for greater density and mixed use by transferring densities from outside the containment boundary. (If water supplies within the North Salt Spring Waterworks District (NSSWWD) are limited, these densities should be transferred from within the NSSWWD)
- Economic benefit bestowed on landowners by rezoning, relaxing standards, increasing height limits, etc will be balanced by requiring a certain percentage of affordable housing and other community benefits such as energy efficient construction, sidewalks, etc. based on formula that reflects realistic economic feasibility. *(Some committee members thought that a more effective spur to development would be to remove barriers (such as setback requirements) and rezone land for higher density/height without necessarily requiring community amenities in exchange.)*

Objective 4 - Ensure that sufficient essential infrastructure (water and sewer capacity) is available for Ganges Village Development

Target:

- Sewer service is most efficiently used and financially supported in more densely populated areas. Availability of sewer service tends to encourage more dense development. Therefore a target is to confine sewer service to within the Village Containment Boundary.
- Ensure that adequate water is available in Ganges Village.

Policies:

- The LTC will ask the Liquid Waste Committee to prepare an estimate of how much sewer capacity can be developed at the lower incremental cost, and how many residents and business this can serve. Lady Minto Hospital, RCMP, Fire District will be asked to estimate their water and sewer needs for a population of 18,000 people.
- The Local Trust Committee will work with the Ganges Liquid Waste Committee to allocate the lower cost sewage capacity among the following demands so that lower cost capacity is not exhausted before the above needs are met.
- To prevent sprawl, the LTC and Liquid Waste Committee will create an agreement not to extend service beyond the Village Containment Boundary.
- An agreement will be created between the LTC and the North Salt Spring Waterworks District regarding reservation of sufficient water supplies for existing zoning capacity within the Ganges Village Containment Boundary and adoption of water conservation programs to meet that demand.

MAY 2022

Ganges (SYOWT/Shiya'hwt)
Village Area Plan Task Force

Workshop Summary

Introduction

On March 26th and 27th, 2022, members of the Salt Spring Island Ganges Village Area Plan Task Force gathered for a two-day team workshop facilitated by Ahne Studio.

The workshop began with an overview presentation of the first phase engagement process and the draft themes that emerged from the community's input. Through a series of activities, the group co-created a draft vision, developed a set of goals, and identified a boundary for the Area Plan.

The ideas, perspectives, and experiences of the group were captured using sticky notes and refined in real time using a virtual whiteboard. The following pages outline a revised version of the input that was shared. The verbatim notes from the workshop boards can be found in the Appendix.



Task Force members combined their perspectives with input from the community, to develop an emerging vision and set of goals.

SYOWT
Ganges
Shiya'hwt

Emerging Vision

Gathers

Ganges is the beating heart of Salt Spring.

The village nurtures local and global connections by fostering a welcoming, diverse, healthy, and creative community.

The village acknowledges its diverse legacy grounded in Indigenous roots. With small town values of respect, kindness, and safety, Ganges flourishes and regenerates in the face of sea change.

Lenses

The Task Force identified four lenses through which Area Plan policies should be developed and evaluated: Arts, Culture, and Heritage, Environmental and Community Wellbeing, Economic Resiliency and Vibrancy, and Reconciliation and Equity in Planning.



Emerging Goals

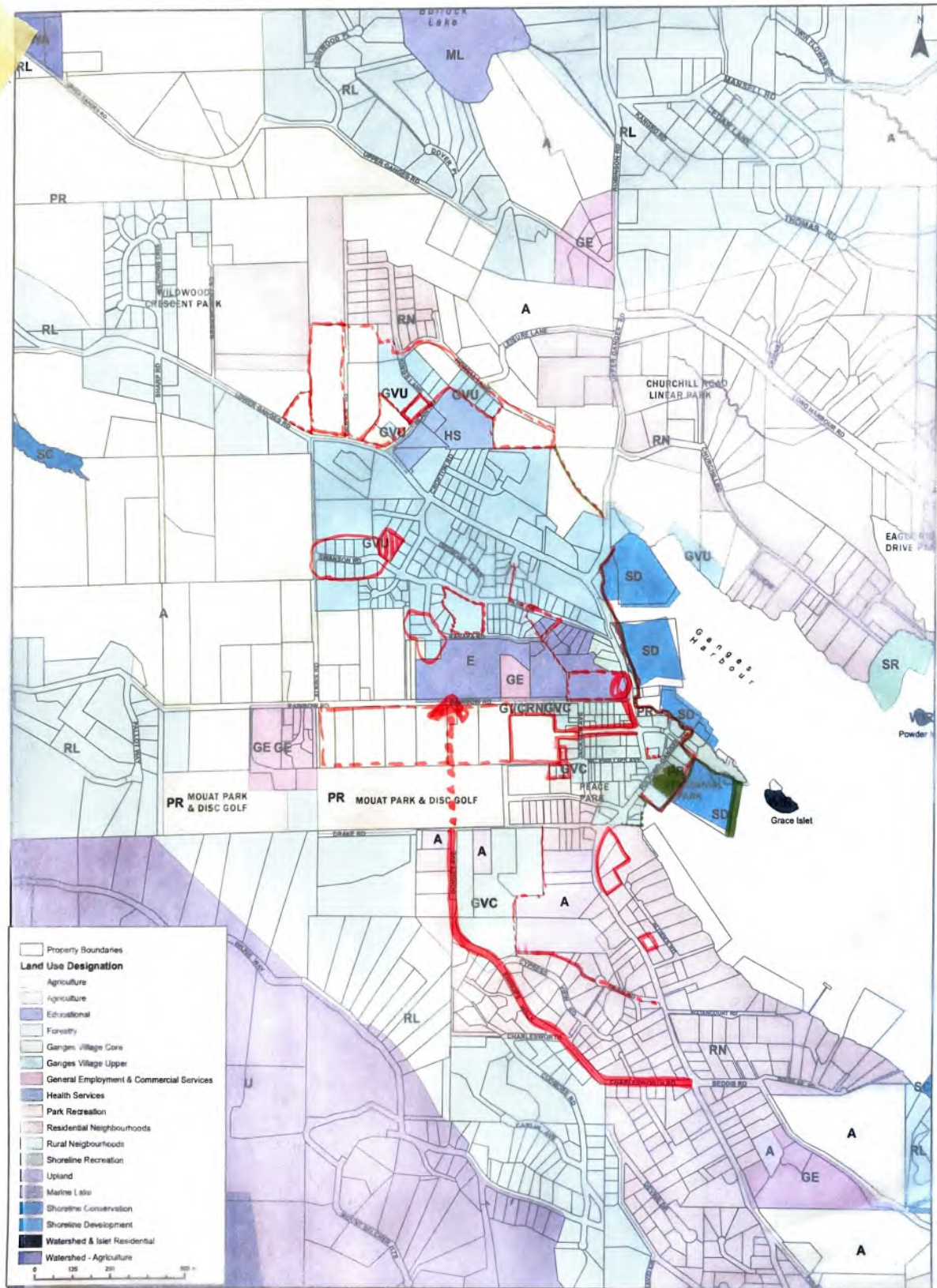
1. Connect community services and amenities through a walkable, accessible, and safe network.
2. Create a village that is transportation-friendly, balancing the interests of all users, commercial activities, and enhancing safety for all.
3. Ensure that village character reflects the soul of the Island, with funky, vibrant, authentic, and cohesive approaches to planning and design.
4. Increase the supply of safe, affordable, and special needs housing, supporting a diversity of lifestyles living in the village core.
5. Prioritize infrastructure that evolves to address the needs of a thriving village.
6. Foster a vibrant year round economy that promotes and celebrates local businesses and services, encourages entrepreneurial spirit, and sustains a robust, local workforce.
7. Ensure that the village is inclusive and welcoming to all.
8. Commit to genuine reconciliation through village planning processes and elevate equity in planning decisions.

Draft Area Boundary

SYOWT
Ganges
Shiya'hwt

Early Explorations

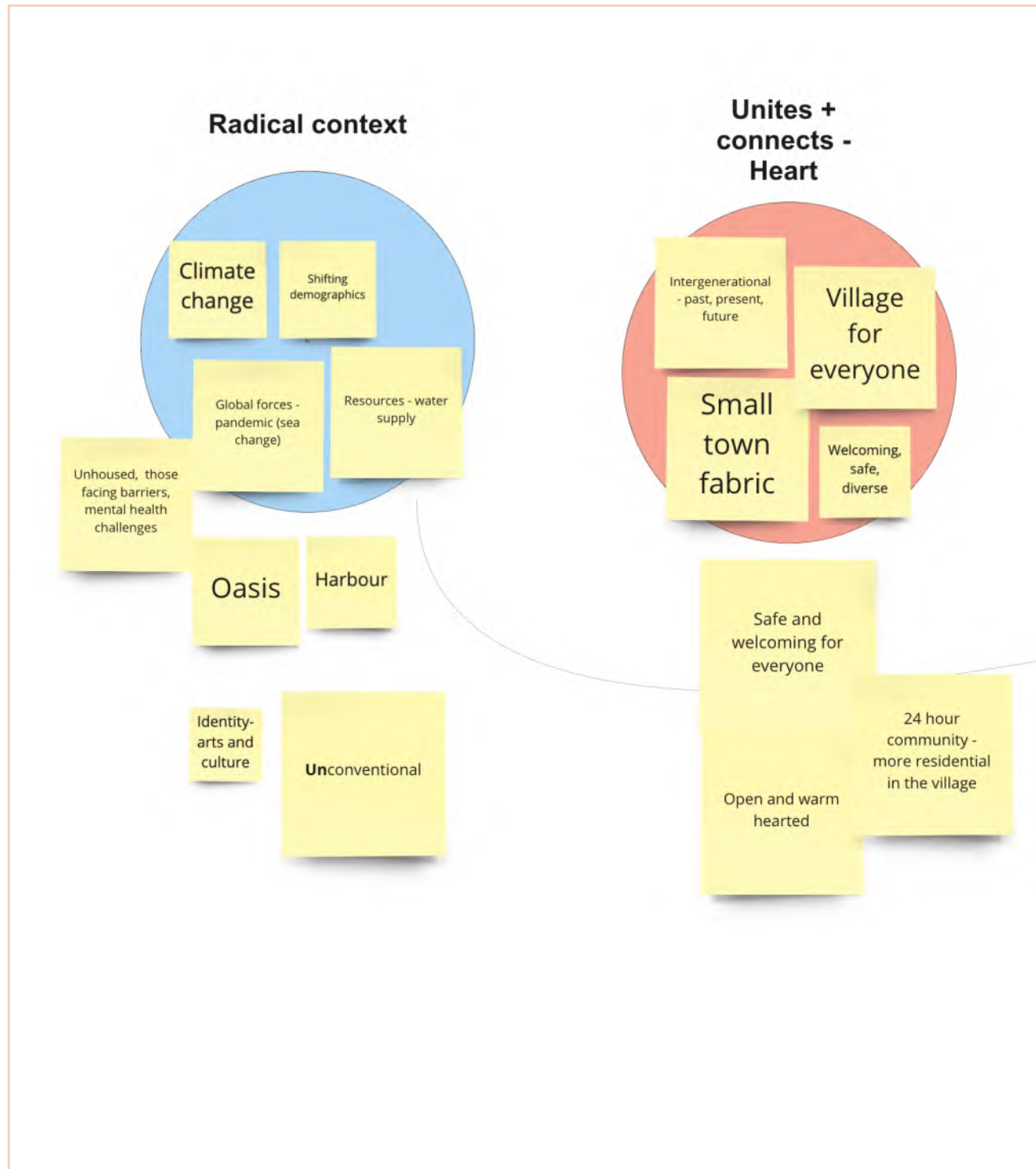
Gathers



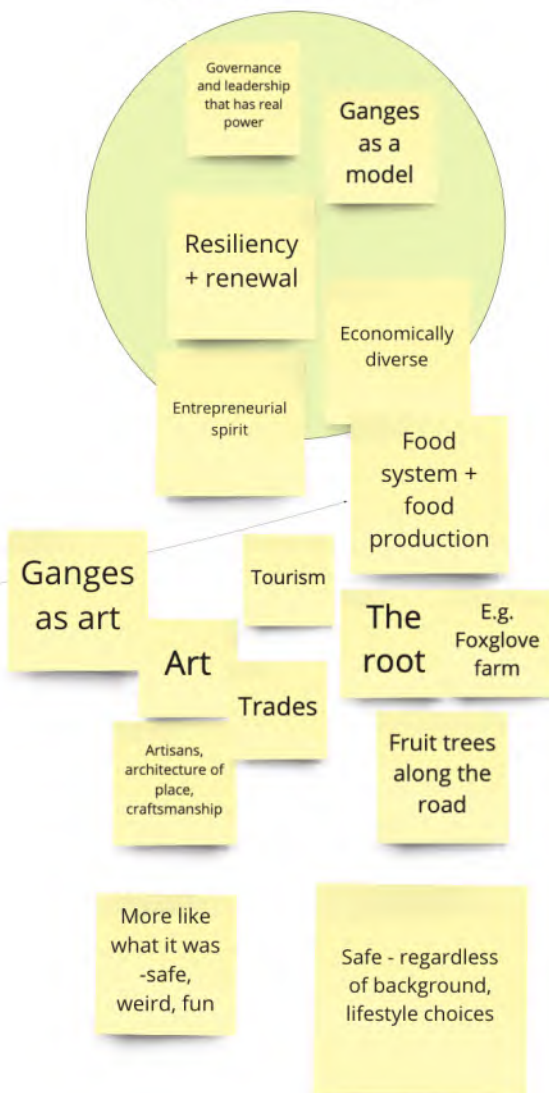
SYOWT
Ganges
Shiya'hwt

Gathers

Appendix: Miro Boards

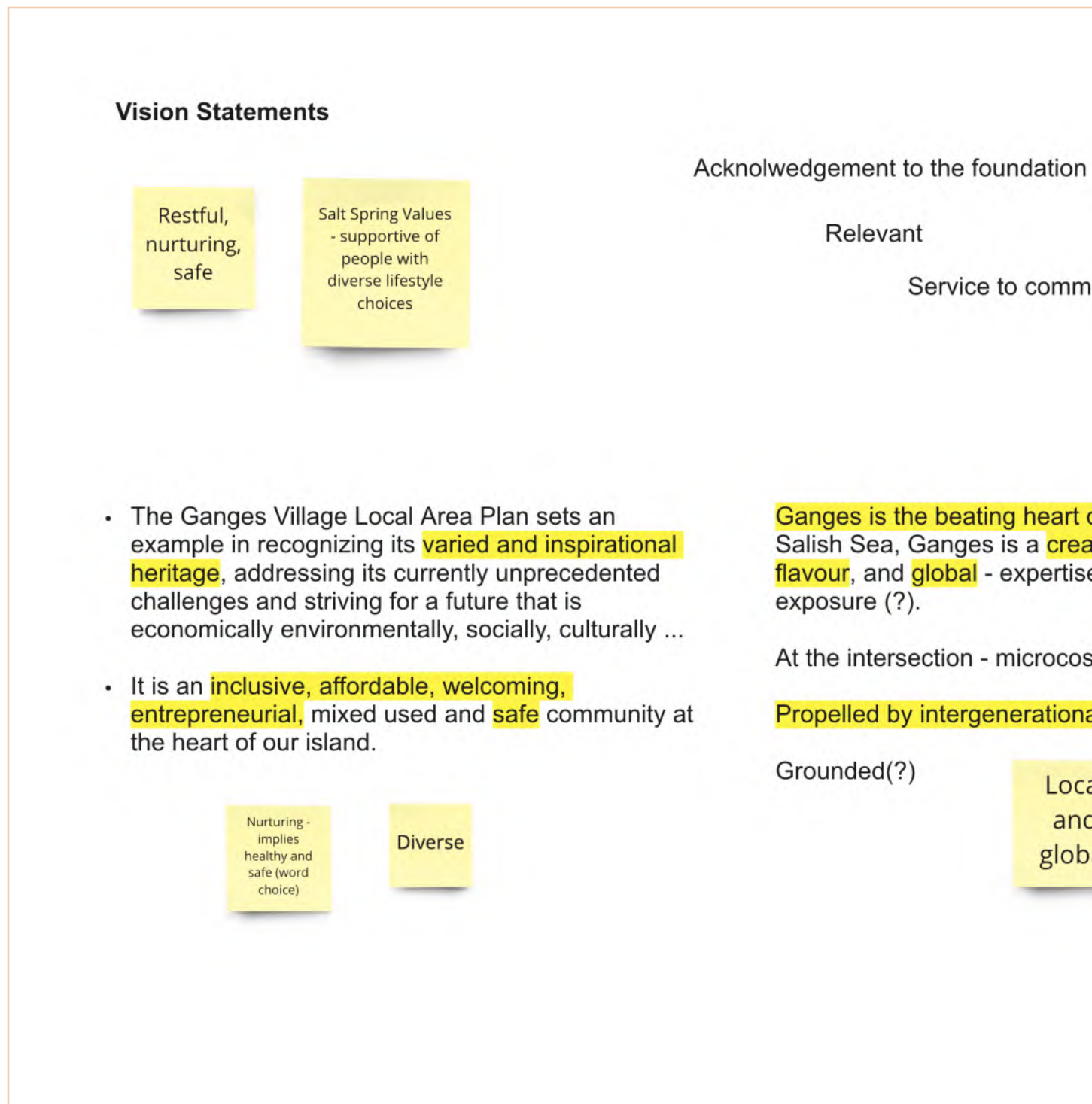


Leads - enables positive change



Provides - Infrastructure / quality of place





that we stand on

unity

of Salt Spring. Nestled in the
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m and sea change.

al/multigenerational roots.

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Home
grown

Carve the social
imagination of
community -
transformational

Cohesive
voice

Unprecedented
challenges?

Unprecedented
times -
recognition - this
is not business as
usual.

Unparalleled?
Extraordinary?
Hopeful?

Opportunity
to make
change -
recognize all
the players

Time for
action

We are living in unprecedented times –and good change is the pathway for realizing a thriving village. For Ganges Village to flourish in this new era our community will proactively face the challenges and opportunities that enduring good change can achieve. We envision a Ganges village that is a thriving, welcoming diverse community of innovators and change makers who celebrate the small town values of respect and kindness, safety and wellness, creativity and entrepreneurship, diversity and inclusion all within thriving protected rural environment.

Cohesive voice for
change,
acknowledging
the foundation on
which we stand.

It's a time for
regenerative
leadership/action
that can realize a
thriving village.

Vision Statements

Restful,
nurturing,
safe

Salt Spring Values
- supportive of
people with
diverse lifestyle
choices

Acknowledgement to the foundation

Relevant

Service to comm

Ganges is the beating heart of Salt

creative hub with small town flavour

global reach, influence

varied and inspirational heritage,

inclusive, affordable, welcoming, entrepreneurial, safe
community at the heart of our island.

Grounded by intergenerational/mult

Nurturing -
implies
healthy and
safe (word
choice)

Diverse

Local
and
global

Home
grow

that we stand on

unity

Spring.

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igenerational roots.

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Carve the social
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SYOWT Ganges Shiya'hwt

Vision Statements

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Salt Spring Values
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Service to community

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inclusive, affordable, welcoming, entrepreneurial, safe
community at the heart of our island.

Grounded by intergenerational/multigenerational roots.

Nurturing -
implies
healthy and
safe (word
choice)

Diverse

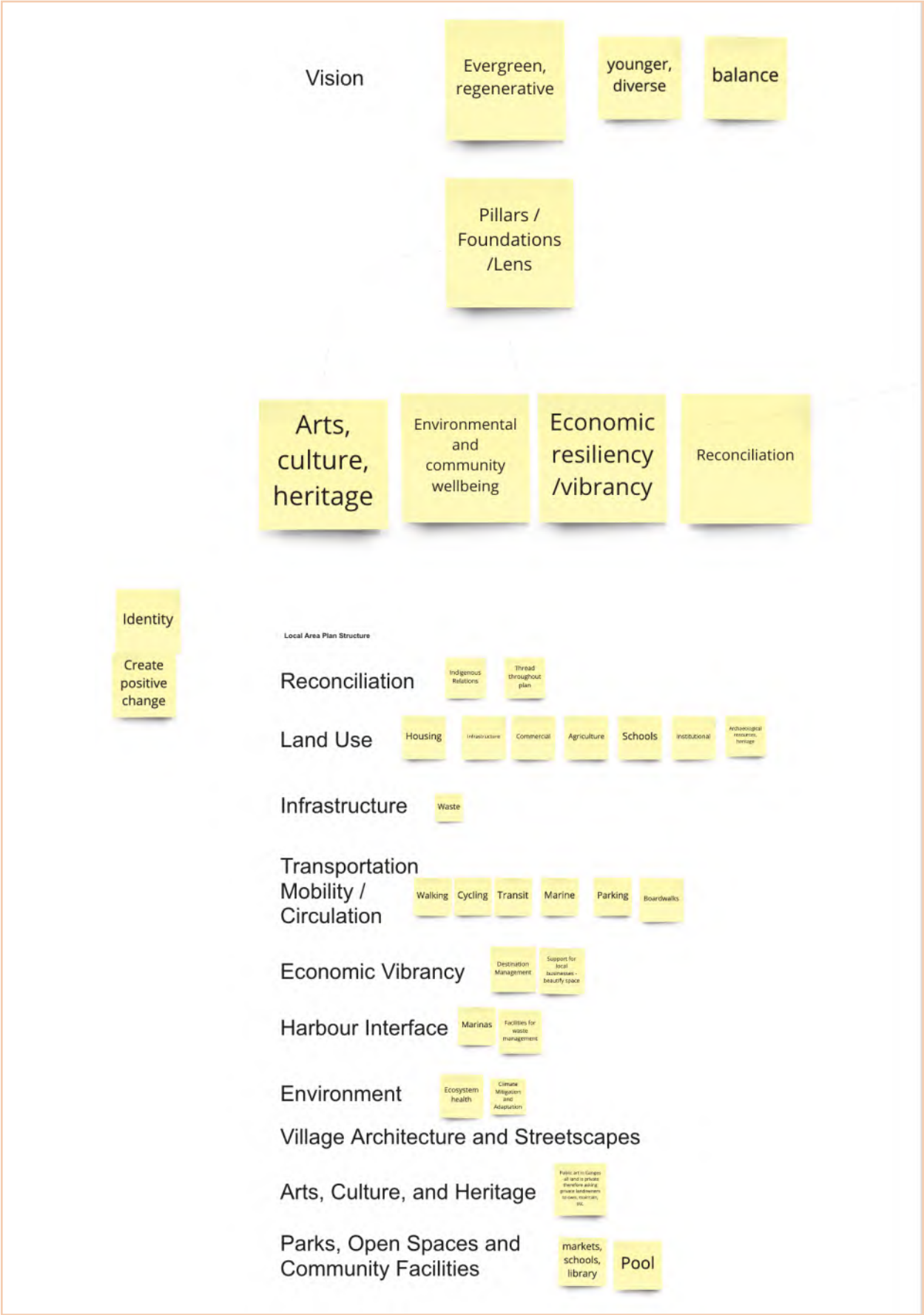
Local
and
global

Home
grown

We are living in unprecedented times –and good change is the pathway for realizing a thriving village. For Ganges Village to flourish in this new era our community will proactively face the challenges and opportunities that enduring good change can achieve. We envision a Ganges village that is a thriving, welcoming diverse community of innovators and change makers who celebrate the small town values of respect and kindness, safety and wellness, creativity and entrepreneurship, diversity and inclusion all within thriving protected rural environment.

Ganges is the beating heart of Salt Spring. The village nurtures connections both locally and globally, fostering a diverse, creative, and cohesive community that welcomes everyone.

Grounded by intergenerational and multigenerational roots, the village honours the foundations on which it thrives. With small town values of respect, kindness, and safety, Ganges flourishes and regenerates in the face of sea change.



Draft Vision v1

Gem?

People?

Ganges is the beating heart of Salt Spring. The village nurtures connections both locally and globally, fostering a diverse, creative, and cohesive community that welcomes everyone.

Grounded by intergenerational, multigenerational, and Indigenous roots, the village honours the foundations on which it thrives. With small town values of respect, kindness, and safety, Ganges flourishes and regenerates in the face of sea change.

Draft Vision v2

Ganges is the beating heart of Salt Spring. Immemorial, the village nurtures connections both locally and globally, fostering a diverse, creative, and cohesive community that welcomes all.

The village acknowledges its diverse roots. With small town values of respect, kindness, and safety, Ganges flourishes and regenerates in the face of sea change.

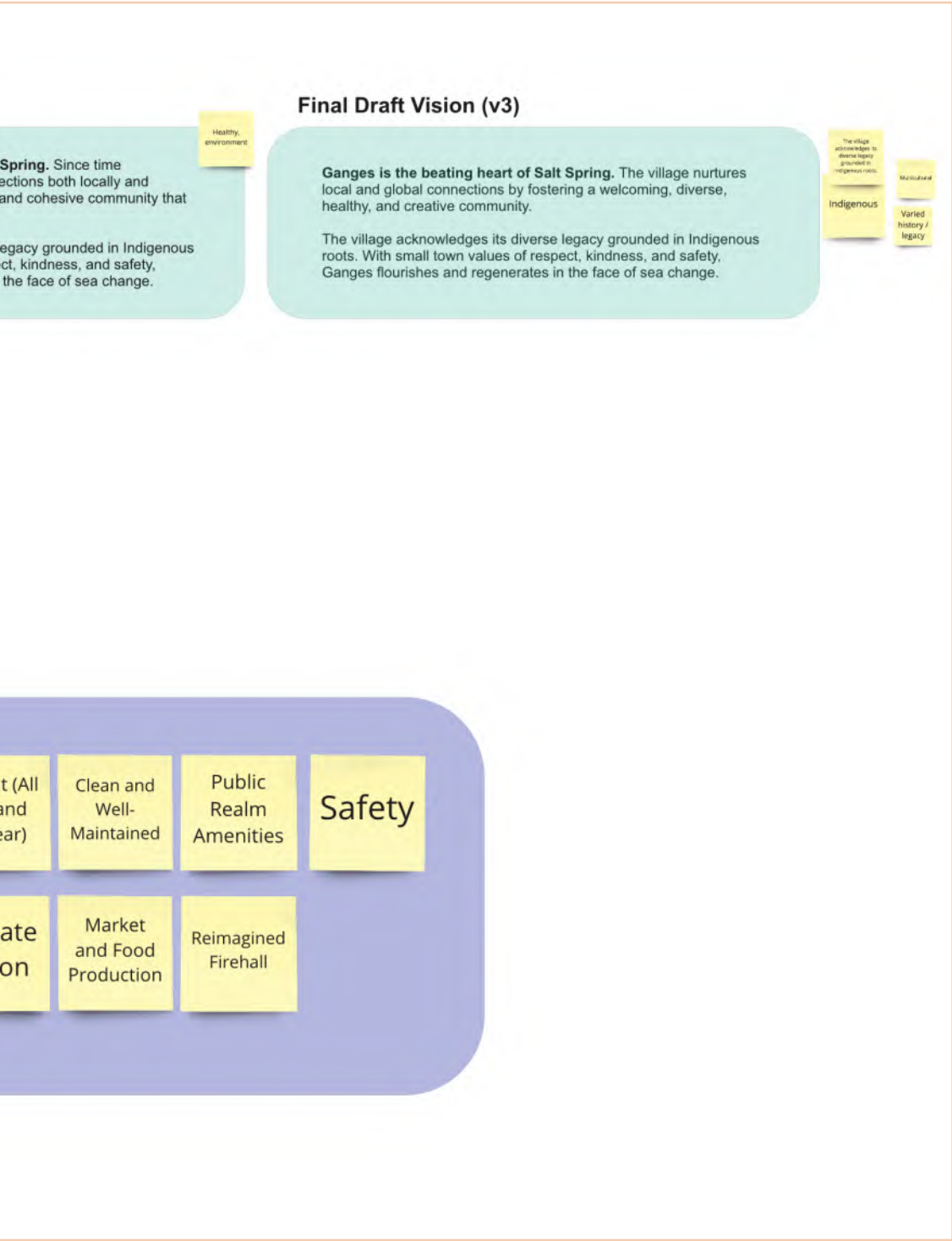
Inclusion of First Nations - territory as well as Indigenous
Grounded by intergenerational, multigenerational, and Indigenous roots
Since Time Immemorial

Lenses/ Pillars / Foundations

- Arts, culture, heritage
- Environmental and community wellbeing
- Economic resiliency /vibrancy
- Reconciliation - JEDI

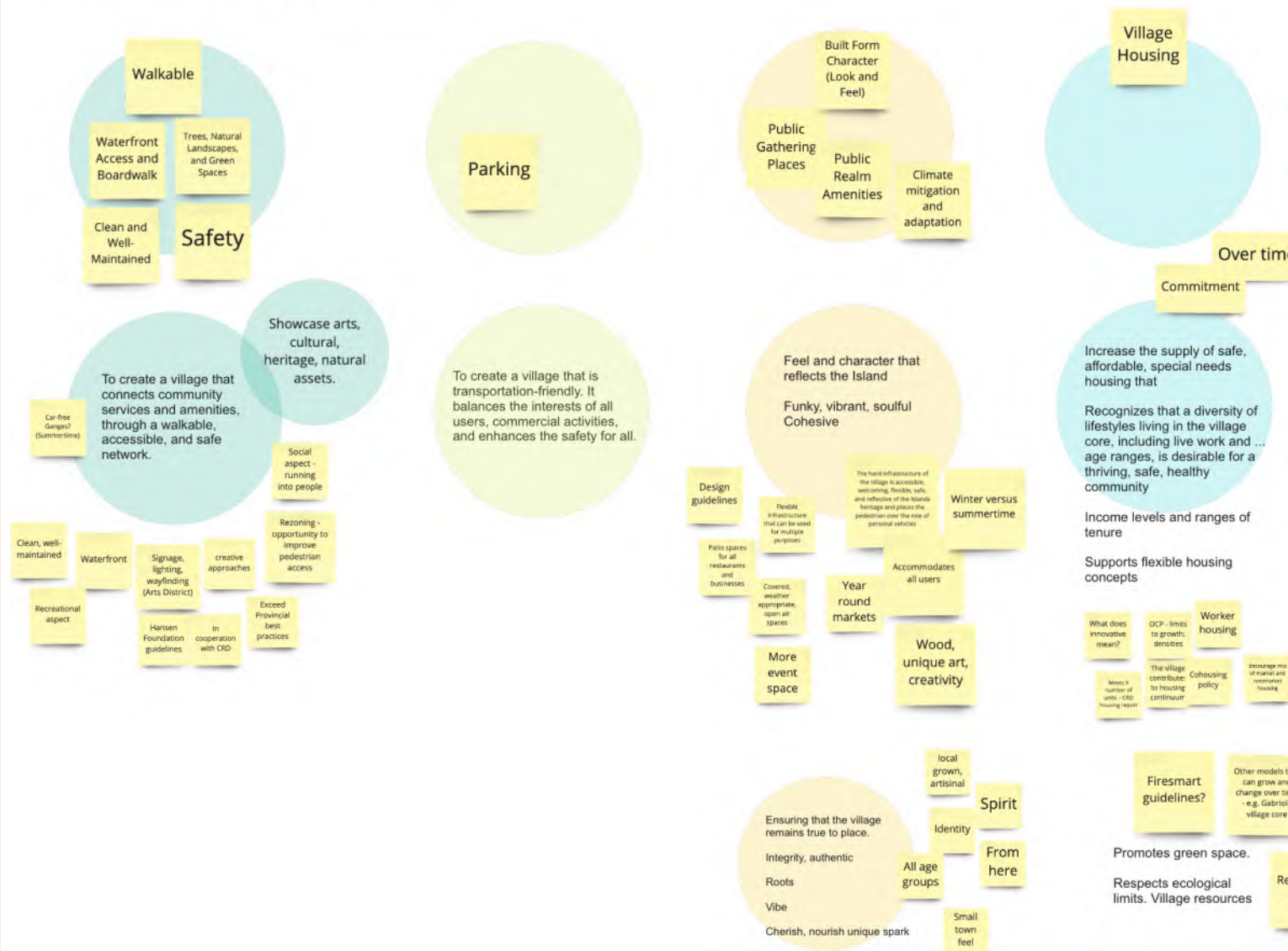
Potential Goal Areas

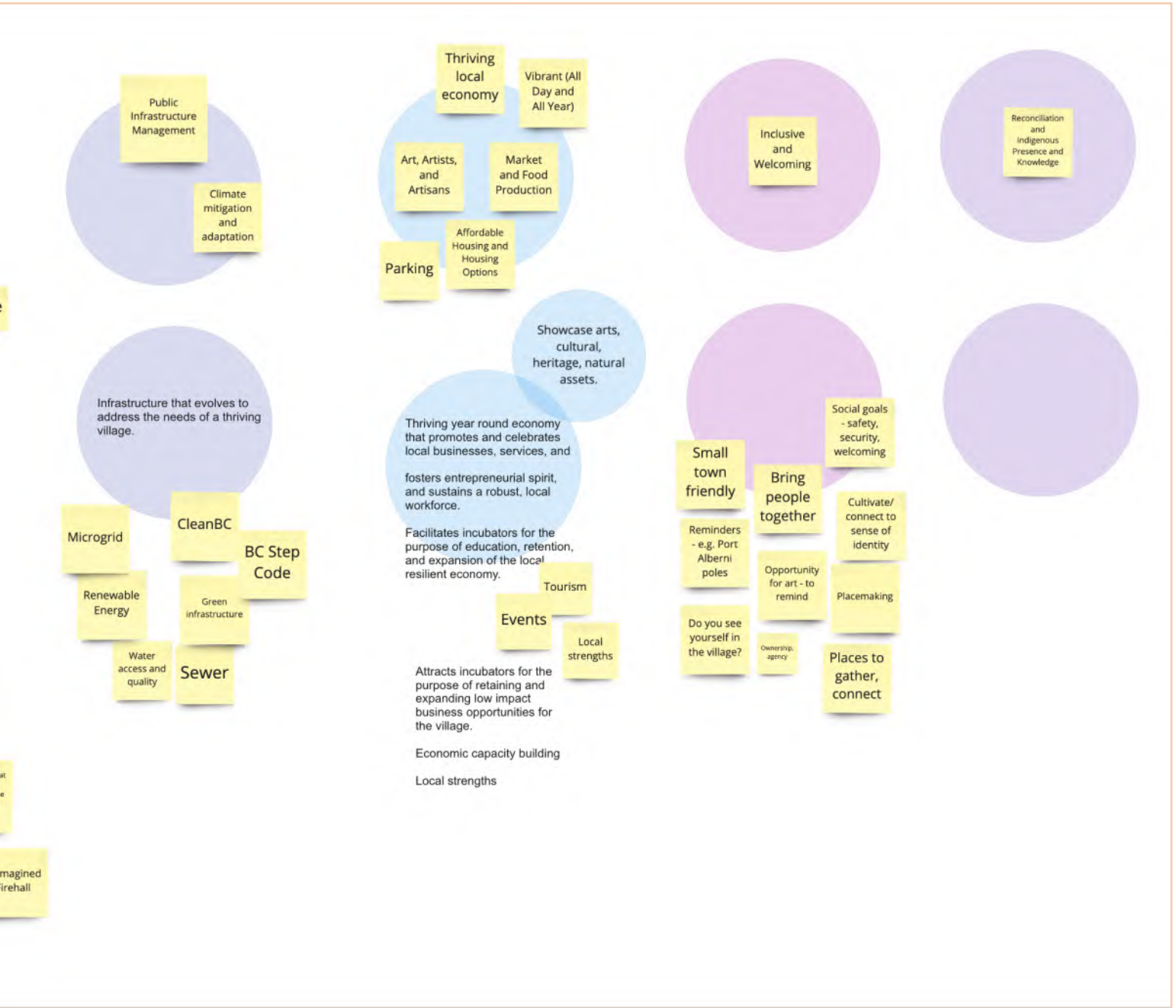
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|----------------------|----------------------------|---|-------------------------|------------------|--|----------------------------|
| Walkable | Public Gathering Places | Trees, Natural Landscapes, and Green Spaces | Village Housing | Local Businesses | Waterfront Access and Boardwalk | Vibrant Day and Night Life |
| Built Form Character | Art, Artists, and Artisans | Affordable Housing and Housing Options | Inclusive and Welcoming | Parking | Reconciliation and Indigenous Presence and Knowledge | Climate Action |



SYOWT Ganges Shiya'hwt

What does Ganges want? (Goal Areas)





SYOWT
Ganges
Shiya'hwt

Thank you
Huy tseep q'u
HÍ SWKE

Help create a vision and plan for the
future of Ganges (SYOWT/Shiya'hwt) Village.

For full details visit: islandstrust.bc.ca/ganges

Gathers



SALT SPRING ISLAND LOCAL TRUST COMMITTEE POLICY & STANDING RESOLUTIONS LIST

Date	Resolution Number	Topic	Resolution
2010-02-04	SSI-11-10	Bylaw Enforcement Reports	It was MOVED and SECONDED, that the Salt Spring Island Local Trust Committee directs staff to provide quarterly in-camera and public reports on on-going and current bylaw enforcement investigations and actions in the Salt Spring Local Trust Area. <u>CARRIED</u>
2013-01-10	SSI-09-13	North Salt Spring Waterworks District Reporting	It was MOVED and SECONDED, that the Salt Spring Island Local Trust Committee request the North Salt Spring Waterworks District to report back to the Local Trust Committee every two years from the date of adoption of Proposed Bylaw 461 on: a) changes in water demand by the North Salt Spring Waterworks District customers with new secondary suites within the pilot area; b) total withdrawal from its system in relation to its licensed capacity; c) impacts on the Maxwell Lake, St. Mary Lake, and the district's water supply in general that can be attributed to the introduction of secondary suites within the pilot area. <u>CARRIED</u> *Bylaw 461 was adopted May 2, 2013



SALT SPRING ISLAND LOCAL TRUST COMMITTEE POLICY & STANDING RESOLUTIONS LIST

Date	Resolution Number	Topic	Resolution
2016-06-02	SS-2016-114	Grantville Neighbourhood lawful non-conforming sewage disposal field repair or replacement	It was MOVED and SECONDED, that the Salt Spring Island Local Trust Committee adopt “Standing Resolution 2” as specified in Appendix 2 of the staff report dated May 25, 2016. (shown below): That the Salt Spring Island Local Trust Committee direct staff to administer and enforce Bylaw 484 according to the following policies: 1. Where a sewage disposal field or septage pit is lawfully non-conforming with respect to Bylaw 484, and pursuant to Local Government Act Section 529, the Salt Spring Island Local Trust Committee considers that the following actions do not constitute maintenance, alteration, or extension, and therefore require a development variance permit application to the Salt Spring Island Local Trust Committee: a) Removal and replacement of the dispersal system in its entirety. 2. Where a sewage disposal field or septage pit is lawfully non-conforming with respect to Bylaw 484, and where a health hazard exists as defined under the B.C. Public Health Act, an Authorized Person may carry out immediate, temporary repairs of the system that result in a further contravention to Bylaw 484 than that existing at the time the repair or alteration was started to prevent or contain the hazard. Permanent repairs or alterations that result in a further contravention of Bylaw 484 than that existing at the time the repair or alteration was started, or 1(a) above, should be supervised by a Professional and will require a development variance permit application to the Salt Spring Island Local Trust Committee following resolution of the emergency. 3. “Authorized Person” and “Professional” have the same meaning as in the Sewerage System Regulation. <u>CARRIED</u>



SALT SPRING ISLAND LOCAL TRUST COMMITTEE POLICY & STANDING RESOLUTIONS LIST

Date	Resolution Number	Topic	Resolution
2017-03-02	SS-2017-16	Quarterly Application Summary Staff Reports	It was MOVED and SECONDED, that the Salt Spring Island Local Trust Committee direct staff to provide a quarterly summary of application tracking. <u>CARRIED</u>



SALT SPRING ISLAND LOCAL TRUST COMMITTEE POLICY & STANDING RESOLUTIONS LIST

Date	Resolution Number	Topic	Resolution
2018-08-16	SS-2018-177	Cannabis Regulation	It was MOVED and SECONDED, that the Salt Spring Island Local Trust Committee adopt the following standing resolution with respect to the processing of non-medical cannabis retail license applications: • Proposed or amended licenses for non-medical cannabis retail establishments require an application to the Local Trust Committee. • The application process shall comprise a public consultation component, which includes at least one notification to neighbours, one public meeting, posting of public notices and one advertisement in a local periodical. • The public consultation process shall be determined by the Local Trust Committee after initial review of the proposal. • However, as a minimum, the Local Trust Committee will mail or otherwise deliver a notice to all owners and residents of properties within a 500 metre radius of the subject property where the establishment is proposed at least 10 days before adoption of a resolution providing comment on the application. The required notice shall include the following information: ○ Name of the applicant and a description of the proposal in general terms; ○ The location of the proposed establishment and the subject site; ○ The place where, and date and time when, both a public meeting will be held and a resolution of the Local Trust Committee considered; ○ The name and contact information of the Islands Trust planning staff member who can provide copies of the proposed or amended license application; ○ How public comments may be submitted to the Local Trust Committee. <u>CARRIED</u>



SALT SPRING ISLAND LOCAL TRUST COMMITTEE POLICY & STANDING RESOLUTIONS LIST

Date	Resolution Number	Topic	Resolution
2018-12-06	SS-2018-278	Cannabis – Processing of Notice to Local Authorities	It was MOVED and SECONDED, That the Salt Spring Island Local Trust Committee adopt the following standing resolution: that the Salt Spring Island Local Trust Committee request that Notices of Intention to apply for a Federal Cannabis License be included in the Local Trust Committee Regular Meeting agenda package. <u>CARRIED</u>
2019-04-30	SS-2019-88	Families as Stakeholders	It was MOVED and SECONDED, That the Salt Spring Island Local Committee direct staff to include families as stakeholders in Project Charters and to propose family oriented engagement techniques, or to explain why such inclusion is not appropriate. <u>CARRIED</u>



SALT SPRING ISLAND LOCAL TRUST COMMITTEE POLICY & STANDING RESOLUTIONS LIST

Date	Resolution Number	Topic	Resolution
2019-08-27	SS-2019-153	STVR	It was MOVED and SECONDED, that the Salt Spring Island Local Trust Committee rescind Resolution SS-2017-120 and adopt the following new short-term vacation rental enforcement policy: that given finite resources available for enforcement activities and in order to ensure the most effective results for enforcement activities, Short-Term Vacation Rentals (STVRs) that have one or more of the following characteristics will be subject to proactive enforcement: 1. They are advertised on the Internet, newspapers or other media; 2. More that one dwelling on the lot is simultaneously made available for STVRs; 3. While the property is rented persons are staying in tents, trailers, or Recreational Vehicles; 4. There are issues related to health and safety; 5. There is a written complaint by owners or residents on nearby lots about bona fide nuisance issues such as noise or parking congestion related to the STVR; 6. The owner of the property uses more than one property on Salt Spring Island as an STVR; that a Short-Term Vacation Rental (STVR) is defined as rental of a dwelling, suite, or cottage in a residential zone for less that 30-day periods; that a Short-Term Vacation Rental (STVR) is defined as the rental of a dwelling, suite, cottage, camping unit, accessory building or structure for a commercial guest accommodation use in a non commercial or commercial guest accommodation zone for less than a 30-day period; that nothing in this enforcement policy should be interpreted as giving permission to violate the Land Use Bylaw and the Salt Spring Island Local Trust Committee may change this policy at any time and may give direction to expand enforcement activities at any time. <u>CARRIED</u>



SALT SPRING ISLAND LOCAL TRUST COMMITTEE POLICY & STANDING RESOLUTIONS LIST

Date	Resolution Number	Topic	Resolution
2019-11-26	SS-2019-253	Reconciliation	It was MOVED and SECONDED, that the Salt Spring Island Local Trust Committee adopt the following standing resolution with respect to First Nations in the Local Trust Area: Whereas the Local Trust Committee seeks to engage in Reconciliation with local First Nations, governments and the island community by honouring the Truth and Reconciliation Commission (TRC) Calls to Action, United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP), Draft Principles that Guide the Province of British Columbia's Relationship with Indigenous Peoples, and Islands Trust First Nations Engagement Principles, the Local Trust Committee endeavours to: a) Annually, write a letter to First Nations, (re) introducing trustees and staff and provide a schedule of known Local Trust Committee meetings for the upcoming year, as well as, provide an update of current projects and advocacy activities; b) For various Local Trust Committee meetings, invite elders from local First Nations to attend and provide a traditional welcome to the territory; c) Work with First Nation governments on cooperative initiatives, including and not limited to, language, place names, territorial acknowledgements, and community education on Coast Salish and local First Nations' cultural heritage and history; d) Work with First Nation governments on engagement principles for inclusive land use, marine use, and climate change planning; advocacy, protection and stewardship; and knowledge and information sharing protocols; e) Establish and maintain government-to-government dialogue with First Nations, now and into the future, based on respect and recognition of Aboriginal rights and title, treaty rights, and First Nations' traditional territories within the Islands Trust Area. <u>CARRIED</u>



SALT SPRING ISLAND LOCAL TRUST COMMITTEE POLICY & STANDING RESOLUTIONS LIST

Date	Resolution Number	Topic	Resolution
2019-12-17	SS-2019-275	Referral of Items to the Agricultural Advisory Planning Commission	It was MOVED and SECONDED, that the Salt Spring Island Local Trust Committee refer Agricultural Land Commission applications directly to the Agricultural Advisory Planning Commission, prior to consideration by the Salt Spring Island Local Trust Committee when: a) Applications demonstrate either that local farming or the greater community would benefit and conditions of Official Community Plan policy B.6.2.2.16 apply, or b) Applications are for public recreation use and are consistent with the Official Community Plan. <u>CARRIED</u>



SALT SPRING ISLAND LOCAL TRUST COMMITTEE POLICY & STANDING RESOLUTIONS LIST

Date	Resolution Number	Topic	Resolution
2020-04-28	SS-2020-045	Policy Options for Bylaw Enforcement Compliance on Unlawful Uses	It was MOVED and SECONDED, that the Salt Spring Island Local Trust Committee adopt the following policy on unlawful land uses and planning applications: a. Where an application is received and a use is continuing in contravention of a land use bylaw, staff are directed to request that the applicant cease the use prior to processing the application, and that staff are directed to continue with enforcement until the use is ceased. b. The applicant may request that the Local Trust Committee proceed with consideration of the application while the use is continuing; and, where the Local Trust Committee considers there is a community need to process the application while the prohibited use is continuing, the Local Trust Committee may direct that bylaw enforcement actions, including the issuing of notices, temporarily cease. c. Where the Local Trust Committee does not consider that there is a community need, or the applicant has not made such a request of the Local Trust Committee; bylaw enforcement actions, including the issuing of notices, will continue. d. In deciding whether to grant land use approval for a use that was commenced in contravention of a land use bylaw, the Local Trust Committee may consider whether the applicant has suspended the prohibited land use pending a decision on the application. <u>CARRIED</u>



SALT SPRING ISLAND LOCAL TRUST COMMITTEE POLICY & STANDING RESOLUTIONS LIST

Date	Resolution Number	Topic	Resolution
2021-06-29 Amended 2021-11-09 Amended 2022-02-15	SS-2021-109 SS-2021-214 SS-2022-017	Unlawful Dwellings	It was MOVED and SECONDED, that the Salt Spring Island Local Trust Committee endorse the Housing Action Program Task Force's recommendation to amend standing resolution SS-2021-109 to state that enforcement activities will be deferred for all existing unlawful dwellings being used for residential purposes until there are safe, secure appropriate housing options that are affordable for all demographics and household types in perpetuity, except in the following circumstances: a. there are concerns regarding health and safety; b. there are concerns that sewage is not being disposed of in an approved septic or sewage disposal system; c. there are concerns that septic or sewage disposal systems are being used in excess of capacity or ability as a result of unlawful dwellings; d. there are concerns of possible contamination of wells or other drinking water sources; e. unlawful dwellings are in environmentally sensitive areas; f. there are non-permitted campgrounds; and, g. that the Salt Spring Island Local Trust Committee may give direction to resume enforcement activities on any property that poses risk to the health and safety of the neighbouring residents and the residents on the property in question. <u>CARRIED</u>
2021-06-29	SS-2021-111	Bylaw Enforcement Policy on Portable Sawmills	It was MOVED and SECONDED, that the Salt Spring Island Local Trust Committee adopt the following enforcement policy: Enforcement on portable sawmills will be deferred while the Local Trust Committee considers amendments to the Land Use Bylaw. <u>CARRIED</u>



SALT SPRING ISLAND LOCAL TRUST COMMITTEE POLICY & STANDING RESOLUTIONS LIST

Date	Resolution Number	Topic	Resolution
2021-11-09	SS-2021-213	Residential Use in Commercial Accommodations	It was MOVED and SECONDED, That the Salt Spring Island Local Trust Committee endorse the Housing Action Program Task Force’s recommendation to defer enforcement of residential use in commercial accommodations, such as cabins, hotels, guest houses, and motels that provide long-term (more than 30 days) residency in order to offer an interim solution to the housing needs on Salt Spring Island. <u>CARRIED</u>
2021-12-14	SS-2021-237	First Nations Consultation for Proposed Antenna Systems	It was MOVED and SECONDED, That the Salt Spring Island Local Trust Committee adopt the following standing resolution with respect to First Nations consultation in accordance with the “Strategy for Antenna Systems” in the Local Trust Area: a. The proponent will consult with the Local Trust Area representative during the pre-consultation phase to determine proximity of the proposed antenna system to known archaeological sites and/or areas of archaeological potential and obtain a list of First Nations rights and title holders; b. The proponent is recommended to undertake consultation during the pre-consultation phase with the Islands Trust and a First Nations cultural knowledge holder for the siting of the proposed antenna system as it relates to cultural and sacred sites; c. The proponent will obtain and provide a BC Archaeological Information request response from the BC Archaeology Branch to confirm proximity of the proposed antenna system to known archaeological sites and/or areas of archaeological potential including permit requirements under the Heritage Conservation Act; d. The proponent will obtain and provide an Archeological Impact Assessment for antenna systems proposed to be sited on or within 100 metres of a known archaeological site or cultural/sacred site identified by a First Nations cultural knowledge holder; and e. The proponent will provide written notice – including, if applicable, the Archeological Impact Assessment – sent by regular mail or hand delivered to all First Nations rights and title holders identified during the pre-consultation phase <u>CARRIED</u>

Future Projects Report

Salt Spring Island

1. *OCP Amendments*

Responsible

Date Received

- First Nations Heritage and Cultural Site Protection (Jan. 2015)
- Piers Island Bill 27 OCP Update (Dec. 2015)
- Marine Environment Protection (Foreshore Audit) (June 2016)
- Official Community Plan Review (Nov. 2017)
- Development of a Music Strategy (June 2020)
- Waste Transfer Stations (Waste Management Plan) (July 2020)
- Add a map of the Salish Sea Trail (Oct. 2021)
- Add public access to lake and marine shorelines as an eligible community amenity in Section H.3.2 of the Salt Spring Island Official Community Plan (Feb. 2022)

06-Oct-2020

2. *Land Use Bylaw Amendments*

Responsible

Date Received

Future Projects Report

Salt Spring Island

06-Oct-2020

- Outer Islands (Feb. 2015)
- LUB Update: Affordable Housing (June 2015)
- Accessory Buildings Without a Principle Use (Dec. 2016)
- Technical and Minor Amendments (Mar. 2017)
 - Limit fence height to 2.4m; increase dock width from 1.2m to 1.5m; culverts as structures in waterbody setbacks
- Reduce Permitted Lot Coverage in Rural Upland Zones (Aug. 2018)
- Ganges Village Planning - Harbourwalk (Oct. 2019)
- Commercial Truck Parking and Storage (July 2020)
- Regulate Cannabis Production (Sept. 2020)
- Portable Sawmills (Nov. 2020)
- Review of the residential zoning of islets (Jul. 2022)
- Impacts of future lake levels of St. Mary Lake (Aug. 2022)

3. *Direct Bylaw Enforcement*

Responsible

Date Received

- Bylaw Enforcement Policies (Feb. 2015)
- Short Term Vacation Rentals (STVRs) (May 2017)

06-Oct-2020

4. *Administrative Processes and Procedures*

Responsible

Date Received

Future Projects Report

Salt Spring Island

·Land Use Contracts (Feb. 2015)

06-Oct-2020

·Soil Removal Bylaw update (Feb. 2015)

·Adding requirement for signs in the Development Procedures Bylaw (Jan 2020)

·Improving Communications (Mine permits for aggregate pits and quarries.) (Jan. 2020)

5. *Advocate*

Responsible

Date Received

·none listed

06-Oct-2020

Active Projects Report

Salt Spring Island

1. Housing Action Program

Responsible

Dates

Feb. 3, 2022 - report to SS LTC includes secondary suites draft bylaw, advancing tiny homes pilot project, consideration of OCP amendments-LTC request amendments to focus on accessory dwelling units

Nov. 18, 2021 - SS LTC meet with members of agricultural community - request staff to amend Bylaw 527 (housing in the ALC and large farming properties) and send out to referrals

Nov. 9, 2021 - SSLTC pass numerous resolutions including: deferring enforcement for unpermitted residential use in specific circumstances, requesting RPC to consider expediting affordable housing applications, request potential bylaw amendments to permit accessory dwelling units (including secondary suites).

April 27, 2021-12 persons appointed to Housing Task Force. Task Force Meetings ongoing.

Jan. 22, 2021 - Project Charter. Adopted.

Dec. 15, 2020 - LTC resolves that any further consideration of Bylaw No. 471 (TUPs for Residential use) take place in the context of LTC's 'Housing Challenges and Solutions' project.

Feb 15, 2022 - SS LTC endorsed the Tiny Homes Village Pilot Project, amended the standing resolution SS-2021-109 as recommended by the Housing Action Task Force, and requested staff to amend proposed Bylaw 528 Secondary Suites to be broadened.

April 19, 2022 - Proposed Bylaw 530 Accessory Dwelling Unit (ADU) was read for the first time.

May 15, 2022 - RFP for the consultant to conduct public engagement was canceled due

Louisa Garbo

Rec'd: 06-Oct-2020
Target: 01-Oct-2022

Active Projects Report

Salt Spring Island

to a project budget cut.

July 12, 2022 - Proposed Bylaw 526 Farmworkers Housing was read for the first and second time, and Proposed Bylaw 530 was read the second time.

Aug 9, 2022 - SS LTC endorsed the business case for the major amendment to the SS OCP.

Aug 18, 2022 - Public hearing for the Proposed Bylaws 526 and 530.

Sept 6, 2022 - Proposed Bylaw was read for the third time, and Proposed Bylaw 530 was put on hold to address First Nations and the public's concerns.

Review and Update of Development Permit Areas under Item 1 - OCP Amendments per LTC request.

2. Ganges (Shiya'hwt/Syowt) Village Planning

Responsible

Dates

March 26 & 27, 2022-AHNE facilitates a workshop with GVTF. Final Report of all engagement activities anticipated for April or May LTC meeting.

Louisa Garbo

Rec'd: 08-Jun-2020
Target: 31-Mar-2022

Nov. 9, 2021 - Ahne Studio finalizes engagement plan with SS LTC and task force. Ahne and staff begin numerous engagement activities including: survey, ideas fair, walk shops, stakeholder virtual events, school engagement, pop-up engagement and community design charrette.

Task Force Meetings are ongoing.

March 11, 2021-TC approved \$97,000 project budget

Nov. 10 2020 - Project Charter, Public Engagement Framework, and Task Force Terms

Active Projects Report

Salt Spring Island

of Reference adopted. Endorsed applying for C2C funding.

Dec 14, 2022 - SS LTC endorsed funding for the Task Force to have a two-day workshop facilitated by Ahne Studio.

April 19, 2022 - Ahne Studio presented the engagement summary to SS LTC.

3. *Protection of the Coastal Douglas-fir and Associated Ecosystems: An Islands Trust Tool Kit (2018)*

Responsible

Dates

November 30, 2022 - Ongoing work with Transition Salt Spring to conduct and facilitate a fire risk management workshop with funding as directed by the LTC at its Oct. 11 regular meeting.

July, 2022 - Ongoing conversations with wildfire ecologists to consider direct award of contract

June, 2022 - RFP for wildfire ecologist (unsuccessful)

Oct. 5, 2021 - SSLTC endorse 2022/23 business case that includes: First Nations engagement, funds for a density bonus zoning appraisal report, a fire ecology analysis and workshop, and education and communication materials.

Science Working Group Meetings: Nov. 18, 2020; April 12, 2021; June 15, 2021; July 13, 2021

April 27, 2021 - education materials received

July 28, 2020 - Project Charter endorsed. Phase 1: Information gathering and analyzing, consultation, and education.

Potentially develop a wildfire protection DPA

Louisa Garbo

Rec'd: 17-Dec-2019
Target: 01-Dec-2022

Active Projects Report

Salt Spring Island

4. *Water Sustainability - coordinate multiple jurisdictions in planning for water sustainability and watershed protection.*

Currently includes: Coordination of SSIWPA; Development of Proof of Water Bylaw; Weston Lake Water Availability Study; Watershed Strategic Plan; Ongoing well-monitoring.

Sept. 6, 2022: Draft Lake Weston Study recieved, referred to various agencies and organizations; and to coordinate a discussion with POLIS and other groups for Water Sustainability Act consideratons.

April 2022: Draft Weston Lake Study being reviewed by staff; Contract issued for phase 2 of Watershed Strategic Plan; staff seeking LTC direction on reduced SSIWPA budget.

Nov. 19, 2021: kick off meeting with Econics for phase 1 of Watershed Strategic Plan: a Situational Analysis

July 15, 2021: Signed MOU submitted to CRD for Weston Lake Study. RFP posted (Nov. 2021)

May 25, 2021: LTC approves project charter of Watershed Protection Plan

April 27, 2021: MOU approved for Weston Lake Assessment

March 11, 2021 - TC budget approve: \$75,500 special tax requisition for 2021/22 SSIWPA; up to \$80,000 from surplus funds to spend on a watershed strategic plan and Weston Lake Watershed Assessment

Proof of Water for subdivision is in the work.

Responsible

Anthony Fotino
William Shulba

Dates

Rec'd: 07-Jun-2012
Target: 30-Dec-2022



Print Date: April 5, 2023

Follow Up Action List

Active Projects Report

Applications

Development Permit

File Number	Applicant Name	Date Received	Purpose
SS-DP-2021.10	Nagel, Uta	14-Sep-2021	Carport and Shed within DPA 4, 6 & 7 - 770 Beaver Point Road

Planner: Rob Pingle

Planning Status

Status Date: 14-Oct-2022

Applicant hiring Dave Gooding to undertake Geotechnical and RAPR reporting in early 2023.

Status Date: 31-Aug-2022

File reassigned to Planner Testemale

Status Date: 25-Apr-2022

File reassigned to Jason Youmans.

File Number	Applicant Name	Date Received	Purpose
SS-DP-2021.4	UCG Universal Consulting Group LTD	15-Mar-2021	NEW TASTING ROOM, WASHROOM/ACCESSORY BUILDING, CARETAKER'S COTTAGE, 4-PLEX - 270 Furness Road

Planner: Anthony Fotino

Planning Status

Status Date: 01-Feb-2023

Planner received updated materials

Status Date: 31-Aug-2022

File reassigned to Planner Fotino

Status Date: 01-Feb-2022

Follow-up email to applicant re. application status

Applications

Development Permit

File Number	Applicant Name	Date Received	Purpose
SS-DP-2022.5	Polaris Land Surveying	04-May-2022	Permit to allow subdivision in DPA 7 - 536 Beaver Point Road, SSI

Planner: Chris Buchan

Planning Status

Status Date: 09-Mar-2023

Applicant to submit required reports

Status Date: 03-Feb-2023

Meeting booked with applicant - w/ Buchan

Status Date: 31-Jan-2023

In applicants court - to submit revised RAPR report

File Number	Applicant Name	Date Received	Purpose
SS-DP-2022.7	Polaris Land Surveying	10-Aug-2022	Dock in DPA3 - 250 Collins Road, SSI

INC

Planner: Anthony Fotino

Planning Status

Status Date: 30-Jan-2023

DP requires qualified professional updates / separate variance application required

Status Date: 30-Jan-2023

File transferred to Planner Fotino

Status Date: 12-Jan-2023

File transferred to Planner Buchan

Applications

Development Permit

File Number	Applicant Name	Date Received	Purpose
SS-DP-2022.8	Robert Barnard Design LTD	31-Aug-2022	Development Permit for water service and road within DPA 4 & 6 - 701 Cranberry Road, SSI

Planner: Chris Buchan

Planning Status

Status Date: 05-Apr-2023

Site visit conducted, report being finalized

Status Date: 09-Mar-2023

Applicant submitted required documentation, draft report in progress

Status Date: 27-Jan-2023

File assigned to Planner Buchan

File Number	Applicant Name	Date Received	Purpose
SS-DP-2022.9	Whitten, David	16-Sep-2022	Development Permit Amendment to permit a cafe with indoor seating - 161 Fulford-Ganges Road

Planner: Chris Buchan

Planning Status

Status Date: 27-Mar-2023

Chris B additional check in with applicant.

Status Date: 03-Feb-2023

Applicant to submit updated reports - after which a delegated dp memo to be drafted

Status Date: 31-Jan-2023

Buchan meeting with applicant Feb 2 regarding scope and next steps

Applications

Development Variance Permit

File Number	Applicant Name	Date Received	Purpose
SS-DVP-2021.17	Nagel, Uta	13-Sep-2021	Carport and Shed within the setback - 770 Beaver Point Road

Planner: Rob Pingle

Planning Status

Status Date: 23-Nov-2022

Request for professional credentials for D Gooding to undertake a geotechnical analysis (30 days) Both outstanding req. reports 90 days or to BE.

Status Date: 14-Oct-2022

Applicant hiring Dave Gooding to undertake Geotechnical and RAPR reporting in early 2023

Status Date: 07-Oct-2022

E-mail(s) to applicant requesting further professional reporting as per DAI Letter.

File Number	Applicant Name	Date Received	Purpose
SS-DVP-2021.22	UCG	09-Dec-2021	Setback Variance for Brewery and Retaining Wall - 270 Furness Road

Planner: Anthony Fotino

Planning Status

Status Date: 31-Aug-2022

File reassigned to Planner Fotino

Status Date: 25-Apr-2022

File reassigned to Jason Youmans.

Status Date: 13-Dec-2021

File forwarded to planner for review - SS-DVP-2021.22

Applications

Development Variance Permit

File Number	Applicant Name	Date Received	Purpose
SS-DVP-2021.23	Shalbaf, Sina	13-Dec-2021	Variance for structure setback to a water body - 150 Margolin Drive

Planner: Rob Pingle

Planning Status

Status Date: 18-May-2022

E-mail communication with applicant - QEP report submission for September.

Status Date: 25-Apr-2022

File reassigned to Planner Phil Testemale.

Status Date: 21-Mar-2022

Awaiting QEP report in support of variance application

File Number	Applicant Name	Date Received	Purpose
SS-DVP-2021.7	Craig, Brian	26-Feb-2021	Variance for Gate House and Beach Stairs - 344 Reginald Hill Road

Planner: Stephen Baugh

Planning Status

Status Date: 02-Feb-2023

Planner waiting for information from applicant.

Status Date: 25-Apr-2022

File reassigned to Planner Stephen Baugh.

Status Date: 01-Sep-2021

Revised site plan required

Applications

Development Variance Permit

File Number	Applicant Name	Date Received	Purpose
SS-DVP-2022.12	Polaris Land Surveying	02-May-2022	Variances to allow a boundary adjustment - 744 Lower Ganges Road, SSI

Planner: Stephen Baugh

Planning Status

Status Date: 02-Feb-2023

Applicant to provide additional information.

Status Date: 15-Aug-2022

File re-assigned to Planner Baugh

Status Date: 06-May-2022

Planner Youmans assigned to file - SS-DVP-2022.12

File Number	Applicant Name	Date Received	Purpose
SS-DVP-2022.13	Polaris Land Surveying	04-May-2022	Variances to allow subdivision - 536 Beaver Point Road, SSI

Planner: Chris Buchan

Planning Status

Status Date: 27-Mar-2023

On Chris B's workplan for May

Status Date: 31-Jan-2023

Buchan completed background analysis - requested meeting with applicant in the first week of Feb

Status Date: 12-Jan-2023

Planner Buchan assigned to file

Applications

Development Variance Permit

File Number	Applicant Name	Date Received	Purpose
SS-DVP-2022.17	Wiebe, Jesse	22-Aug-2022	Setback variance for sewerage system - Lot A North End Road, SSI

Planner: Anthony Fotino

Planning Status

Status Date: 26-Jan-2023

Applicant going to provide signed and stamped engineering material. All other materials have been provided. Once engineering materials have been obtained, application can be put onto LTC agenda

Status Date: 25-Aug-2022

Planner Fotino assigned to file

File Number	Applicant Name	Date Received	Purpose
SS-DVP-2023.1	Kirzinger, Murray	25-Jan-2023	Vary setbacks - 114 Ontario Place, SSI

Planner: Chris Buchan

Planning Status

Status Date: 05-Apr-2023

Rpt under preparation for May

Status Date: 27-Mar-2023

Survey submitted - on Chris B's workplan for May

Status Date: 31-Jan-2023

In applicants court - Applicant to submit survey plan

File Number	Applicant Name	Date Received	Purpose
SS-DVP-2023.2	Wilbur, Stephen	24-Feb-2023	LUB Variance to allow for three stories in a SFD - 175 Donore Road, SSI

Planner: Chris Buchan

Planning Status

Status Date: 27-Mar-2023

Chris B to prepare report in May - for June meeting

Status Date: 28-Feb-2023

File assigned to Planner Buchan

Applications

Development Variance Permit

File Number	Applicant Name	Date Received	Purpose
SS-DVP-2023.3	Noble, Jordan	28-Feb-2023	Variance to allow for a larger and combined accessory building and auxiliary cottage - 38 McKenzie Cres, PI

Planner: Chris Buchan

Planning Status

Status Date: 05-Apr-2023
site visit booked for April 14, 2023

Status Date: 27-Mar-2023
Chris B to complete April site visit

Status Date: 06-Mar-2023
Planner Buchan assigned to the file

Liquor Control Branch

File Number	Applicant Name	Date Received	Purpose
SS-LCB-2022.1	Thrive Advisors	06-Jul-2022	Tasting room expansion - 270 Furness Road, SSI

Planner: Anthony Fotino

Planning Status

Status Date: 31-Aug-2022
File reassigned to Planner Fotino

Status Date: 11-Jul-2022
File assigned to Planner Youmans

Applications

Liquor Control Branch

File Number	Applicant Name	Date Received	Purpose
SS-LCB-2023.1	CANNA NORTHWEST ENTERPRISES INC	06-Jan-2023	Cannabis Retail Store Licence - 109 McPhillips Ave, SSI
Planner: Chris Buchan			
Planning Status			
<u>Status Date:</u> 05-Apr-2023			
RPT prepared for April 13 Meeting			
<u>Status Date:</u> 27-Mar-2023			
Report in Progress - required parking undergoing repainting			
<u>Status Date:</u> 31-Jan-2023			
Applicant sent parking plan to planner Buchan - response indicated variance is required or amendment to parking plan.			

Rezoning

File Number	Applicant Name	Date Received	Purpose
SS-RZ-2017.2	Fernando & Tammy Dos Santos	15-Feb-2017	Proposal to permit 30 affordable housing dwelling units and common building - 221 Drake Road, SSI.
Planner: Anthony Fotino			
Planning Status			
<u>Status Date:</u> 31-Aug-2022			
File reassigned to Planner Fotino			
<u>Status Date:</u> 19-Jul-2022			
File transferred to Planner Youmans			
<u>Status Date:</u> 29-Apr-2022			
Meeting with applicant and W. Shulba. Applicant indicates water system management/ownership work is on-going.			

Applications

Rezoning

File Number	Applicant Name	Date Received	Purpose
SS-RZ-2021.1	Sea Isle Development Group	28-Jan-2021	Rezoning from existing R6 to R2 to permit the construction of a 6 unit Strata Development - 114 Swanson Rd
Planner: Anthony Fotino			
Planning Status			
<u>Status Date:</u> 06-Jan-2023 Planner Fotino assigned to file			
<u>Status Date:</u> 19-Jul-2022 Application in abeyance due to staff resources\n			
<u>Status Date:</u> 30-May-2022 Applicant indicates a desire to move forward with application. Staff to report to SS LTC at an upcoming meeting.			

File Number	Applicant Name	Date Received	Purpose
SS-RZ-2021.3	Chapman, Bryce	14-Jun-2021	To amend OCP land use designation from Channel Ridge Residential (CRR) on the East side of the property to Residential Designation (RN) and to amend Land Use Bylaw zoning from R6(a) to R8 on same portion - 361 Sunset Drive
Planner: Anthony Fotino			
Planning Status			
<u>Status Date:</u> 14-Mar-2023 Review for policy adherence in process. Need for further application materials may be required. LTC agenda TBD			
<u>Status Date:</u> 06-Jan-2023 File assigned to Planner Fotino			
<u>Status Date:</u> 01-Dec-2022 Application to be deferred to first meeting in 2023 to provide time for additional review.			

Applications

Rezoning

File Number	Applicant Name	Date Received	Purpose
SS-RZ-2022.1	Pilot Yellow Adventures Inc	26-Oct-2022	Rezoning property to allow for four SFD - Sec 50 Musgrave Road, SSI
Planner: Anthony Fotino			
Planning Status			
Status Date: 02-Nov-2022			
File assigned to Planner Fotino			

File Number	Applicant Name	Date Received	Purpose
SS-RZ-2022.2	Gulf of Georgia Land & Timber LTD	29-Nov-2022	To address issues arising from the Temporary Use Permit - 151 Lower Ganges Road, SSI
Planner: Anthony Fotino			
Planning Status			
Status Date: 10-Jan-2023			
File assigned to Planner Fotino			

Soil Deposit and Removal

File Number	Applicant Name	Date Received	Purpose
SS-SDP-2022.2	Kerrigan, Neil	27-Jun-2022	Pond construction - 155 Alexander BLVD, SSI
Planner: Chris Buchan			
Planning Status			
Status Date: 27-Mar-2023			
Chris B to contact applicant in May regarding next steps / application options			
Status Date: 27-Jan-2023			
Planner contacted applicant, site visit conducted.			
Status Date: 27-Jan-2023			
File on hold until confirmation is received from I.T. Conservancy regarding land covenant option.			

Applications

Soil Deposit and Removal

File Number	Applicant Name	Date Received	Purpose
SS-SDP-2022.3	Diggin' It Excavating LTD	15-Jul-2022	Leveling property for development - 131 Knott PI, SSI
Planner: Chris Buchan			
Planning Status			
Status Date: 27-Mar-2023			
Applicant contacted in February - in their court to complete requirements. Site visit attempted, waiting for applicant response on times.			
Status Date: 27-Jan-2023			
Applicant contacted - in abeyance as they are completing application requirements			
Status Date: 09-Jan-2023			
Planner Buchan assigned to the file			

Subdivision

File Number	Applicant Name	Date Received	Purpose
SS-SUB-2011.2	Spencer's Excavating	29-Apr-2011	Proposed 4 Lot Subdivision - 159 Collins Road, SSI
Planner: Anthony Fotino			
Planning Status			
Status Date: 12-Oct-2022			
File assigned to Planner Fotino			
Status Date: 20-Jul-2022			
File assigned to Planner Zupanec			
Status Date: 04-Jul-2022			
Follow up to request approved storm water management plan copy.			

Applications

Subdivision

File Number	Applicant Name	Date Received	Purpose
SS-SUB-2021.2	Polaris Land Surveying Inc	25-Jan-2021	Proposed 2 lot boundary adjustment and acquisition of road dedication to ensure all remains are within the cemetery boundary - 744 LOWER GANGES RD
Planner: Stephen Baugh			
Planning Status			
Status Date: 03-Oct-2022 Applicant working on PLR conditions.			
Status Date: 24-Jun-2022 File re-assigned to Stephen			
Status Date: 25-Apr-2022 File reassigned to Geordie Gordon			
File Number	Applicant Name	Date Received	Purpose
SS-SUB-2022.3	Polaris Land Surveying Inc	15-Jul-2022	3 lots Conventional Subdivision - 115 Lumley Road, SSI
Planner: Chris Buchan			
Planning Status			
Status Date: 27-Mar-2023 Chris B to assess and inquire on CSR applicability.			
Status Date: 16-Mar-2023 PLRS letter received from MOTI			
Status Date: 24-Aug-2022 Referral response sent to MOTI			

Applications

Subdivision

File Number	Applicant Name	Date Received	Purpose
SS-SUB-2023.2	Miller, Denis	15-Feb-2023	Proposed 3 Lot Bare Land Strata, 2101 Fulford-Ganges Road, SSI

Planner: Bruce Belcher

Planning Status

Status Date: 23-Feb-2023

File re-assigned to Planner Belcher

Status Date: 15-Feb-2023

File assigned to Planner Buchan

Islands Trust
LTC EXP SUMMARY REPORT F2023
Invoices posted to Month ending February 2023

655 Salt Spring	Invoices posted to Month ending February 2023	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-655	LTC "Trustee Expenses"	1,744.00	158.84	1,585.16
		<u>1,744.00</u>	<u>158.84</u>	<u>1,585.16</u>
LTC Local				
65200-655	LTC - Local Exp - LTC Meeting Expenses	5,465.00	3,305.46	2,159.54
65210-655	LTC - Local Exp - APC Meeting Expenses	999.00	150.00	849.00
65220-655	LTC - Local Exp - Communications	1,500.00	500.00	1,000.00
65230-655	LTC - Local Exp - Special Projects	1,391.00	0.00	1,391.00
TOTAL LTC Local Expense		<u>9,355.00</u>	<u>3,955.46</u>	<u>5,399.54</u>
Projects				
73001-655-4020	Salt Spring Ganges Village Area Planning	19,000.00	15,423.81	3,576.19
73001-655-4034	SSIWPA Coordinator Expense	60,000.00	47,450.00	12,550.00
73001-655-4035	SSIWPA Events & Communications Expense	0.00	3,906.01	-3,906.01
73001-655-4036	SSIWPA Meetings Expense	0.00	82.64	-82.64
73001-655-4037	SSIWPA Project - Weston Lake	30,000.00	27,293.60	2,706.40
73001-655-4038	SSIWPA Project - Watershed Protection Plan	38,400.00	27,337.50	11,062.50
73001-655-4113	Salt Spring Protect CDF Ecosystem	32,000.00	0.00	32,000.00
73001-655-4119	Salt Spring Housing Challenges & Solutions	25,000.00	3,569.75	21,430.25
TOTAL Project Expenses		<u>204,400.00</u>	<u>125,063.31</u>	<u>79,336.69</u>