



Salt Spring Island Local Trust Committee

Regular Meeting Agenda

Date: Thursday, May 18, 2023
Time: 9:30 a.m.
Location: 64 Learning Hub
122 Rainbow Road

	Pages
1. CALL TO ORDER	9:30 AM - 9:30 AM
2. APPROVAL OF AGENDA	
3. TOWN HALL AND QUESTIONS	9:35 AM - 9:50 AM
4. DELEGATIONS - NONE	
5. TRUSTEE REPORTS	9:50 AM - 10:00 AM
Verbal Report	
6. CHAIR'S REPORT	10:00 AM - 10:05 AM
Verbal Report	
7. CRD DIRECTOR'S REPORT	10:05 AM - 10:10 AM
Verbal Report	
8. PREVIOUS MEETINGS	10:10 AM - 10:15 AM
8.1 Draft Minutes of the Salt Spring Island Local Trust Committee	
8.1.1 <u>Draft Minutes of the April 13, 2023 SSI LTC Regular Meeting</u>	5
For Adoption	
8.1.2 <u>Draft Minutes of the April 28, 2023 SSI LTC Special Meeting</u>	18
For Adoption	
8.2 Resolutions Without Meeting Report - NONE	
9. CORRESPONDENCE	10:15 AM - 10:30 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	Chair Peterson to BC Ferries Commissioner - Dated 14 March 2023 - Concerning BC Ferries' Performance Term 6 Input	24
	For Information	
9.2	D. Courtney to LTC - Dated 20 April 2023 - Concerning BC Ferries' Performance Term 6 Input	26
	For Information	
9.3	J. Clark to LTC - Dated 4 April 2023 - Concerning Channel Ridge Rogers tower	30
	For Information	
9.4	J. Clark to LTC - Dated 6 April 2023 - Concerning Channel Ridge Rogers tower	36
	For Information	
9.5	O. McOuat to LTC - Dated 6 April 2023 - Concerning Channel Ridge Rogers tower	41
	For Information	
9.6	J. Clark to LTC - Dated 8 April 2023 - Concerning Channel Ridge Rogers tower	55
	For Information	
9.7	J. Clark to LTC - Dated 12 April 2023 - Concerning Channel Ridge Rogers tower	65
	For Information	
9.8	J. Clark to LTC - Dated 13 April 2023 - Concerning Channel Ridge Rogers tower	68
	For Information	
9.9	O. McOuat to LTC - Dated 23 April 2023 - Concerning Channel Ridge Rogers tower	70
	For Information	
9.10	K. Pungente to LTC - Dated 28 April 2023 - Concerning Channel Ridge Rogers tower	76
	For Information	
9.11	F. Attorp to LTC - Dated 5 April 2023 - Concerning the OCP review	79
	For Information	
9.12	P. Koby to LTC - Dated 11 April 2023 - Concerning Trailer Parks on the island	83

For Information

- 9.13 **M. Welman to LTC - Dated 17 April 2023 - Concerning Salt Spring Solutions - A Home for Islanders report** 85

For Consideration

10. BUSINESS ARISING FROM MINUTES 10:30 AM - 11:30 AM

- 10.1 **Follow-Up Action List** 148

Report dated May 2023

- 10.2 **Draft Bylaw No. 535 - Freedom of Information and Protection of Privacy Bylaw** 160

For Adoption

.....BREAK UNTIL 12:00 NOON.....

11. APPLICATIONS AND REFERRALS 12:00 PM - 1:00 PM

- 11.1 **SS-DVP-2023.1 - M. Kirzinger - 114 Ontario PL SSI** 165

Lot line setback Development Variance Permit - Staff Report

- 11.2 **SS-DVP-2023.2 - S. Wilbur - 175 Donore Road SSI** 180

Building height Development Variance Permit - Staff Report

- 11.3 **SS-DVP-2022.12 - J. Litke - 744 Lower Ganges Rd & Baker Rd** 199

Variance to allow boundary adjustment - Staff Report

12. LOCAL TRUST COMMITTEE PROJECTS 1:00 PM - 2:30 PM

- 12.1 **Official Community Plan** 223

Project Charter preview - Staff Report

- 12.2 **Ganges Village Planning** 229

Staff Report

- 12.3 **Coastal Douglas Fir Project** 309

Workshop summary - Staff Report

13. NEW BUSINESS

- 13.1 **Galiano Island Local Trust Committee Proposed Bylaws 287 and 288 Referral** 333

Staff Report

14. REPORTS

14.1	Policy and Standing Resolutions List	341
	For Information	
14.2	Future Projects Report	352
	Report dated May 2023	
14.3	Active Projects List	355
	Report dated May 2023	
14.4	Applications with Status Report	359
	Report dated May 2023	
14.5	Expense Report	376
	Report dated March 2023	
14.6	Islands Trust Conservancy Board Report - NONE	
14.7	Salt Spring Island Watershed Protection Alliance (SSIWPA) Coordinator's Report - NONE	
15.	CLOSED MEETING	3:00 PM - 3:30 PM
15.1	Motion to Close the Meeting	
	The Salt Spring Island Local Trust Committee close this meeting to the public subject to Community Charter Section 90	
	(a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;	
	and that staff be invited to remain.	
15.2	Motion to Open the Meeting	
	The Salt Spring Island Local Trust Committee re-open this meeting to the public subject to Section 89 of the Community Charter.	
15.3	Rise and Report	
16.	UPCOMING MEETINGS	
	The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled for 9:30 a.m. on June 22, 2023 at the 64 Learning Hub, 122 Rainbow Road, Salt Spring Island.	
17.	ADJOURNMENT	



Salt Spring Island Local Trust Committee Minutes of Regular Meeting

Date: Thursday, April 13, 2023

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

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

Staff Present: Chris Hutton, Regional Planning Manager (RPM)
Louisa Garbo, Island Planner
Chris Buchan, Planner 1 (Zoom)
Warren Dingman, Bylaw Compliance and Enforcement Manager
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
Gulf Islands Driftwood Reporter
Approximately 15 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 9:30 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 items were presented for inclusion in the agenda:

- 14.3 Channel Ridge Communications Tower
- 15.1 Housing Accelerator Fund
- 17. Closed Meeting

By general consent, the agenda was adopted as amended.

3. TOWN HALL AND QUESTIONS

Chair Peterson opened the town hall at 9:33 a.m.

Julian Clark spoke on behalf of the Concerned Residents of Canvasback Place concerning the Rogers Telecommunication Tower at Channel Ridge. Mr. Clark thanked the LTC for filing an Impasse with Innovation, Science and Economic Development (ISED) regarding the rescindment of the siting concurrence decision. Mr. Clark presented the possibility of a Federal judicial review that would provide the LTC with the opportunity for a dispute to be heard by an independent, impartial party such as an arbitrator and that the Rogers construction work cease immediately. Mr. Clark presented a document entitled “Draft Letter to ISED regarding Impasse Process” dated April 13, 2023 and requested the LTC to provide an update on the legal review of whether the LTC can support a stop work order at the proposed tower site.

A Trustee asked when the existing communications tower was built at the Channel Ridge site, whether there is currently 5G cellular network services at the site and whether 5G is the priority concern. Julian Clark advised the existing communications tower was constructed approximately 22 years ago and is located behind a community water tank. He advised the Concerned Residents of Canvasback Place primary concerns are that the location of the proposed tower is an environmentally sensitive area and the location is too close to houses.

Former Ganges Village Area Planning Task Force member David Dunnison spoke to item 14.2 – Ganges Village Planning and requested the LTC to not disband the task force and that the task force be supported to continue its work to address housing issues. Mr. Dunnison reported the task force was working on defining the Village Area Map and noted Ganges Harbour should be included in the Ganges Village Planning project scope.

Housing Action Program Task Force member Stanley Shapiro requested the LTC to not disband the task force and asked the LTC to advance Bylaw 530 as an important step in addressing the housing crisis.

Former Ganges Village Area Planning Task Force member Jennifer McLean requested the LTC to not disband the Ganges Village Area Planning Task Force so the task force can continue its work to address housing.

Housing Action Program Task Force member Nejmah Guerroudi requested the LTC to not disband the Housing Action Program Task Force so it can continue its work to address housing requested the LTC to advance Bylaw 530.

Housing Action Program Task Force member Maïkan Bordeleau requested the LTC to not disband the Housing Action Program Task Force so it can continue its work to address housing and expressed support for Bylaw 530. Mr. Bordeleau spoke to the housing crisis including the lack of workforce housing, the importance of providing housing for people who do not qualify for workforce housing in our community and support for housing units dedicated for First Nations. Mr. Bordeleau added that the environmental impact of suites, tiny homes and cottages is substantially less than conventional single-family dwellings.

Housing Action Program Task Force member Bryce Chapman task Force member presented a summary of the housing survey responses and highlighted that 98% of responses were in support of more affordable housing. Mr. Chapman expressed support for Bylaw 530 and requested the LTC to support the Housing Action Task Force to continue its work to address the housing crisis.

4. DELEGATIONS

4.1 Salt Spring Solutions - Mairi Welman - Concerning Integrated Housing Framework for Salt Spring

Mairi Welman spoke to Salt Spring Solutions Integrated Housing Framework for Salt Spring Island. The report includes 5 key strategies to address housing: a Coordinated and Properly Resourced Local Approach to Housing; Effective Public Education, Engagement, and Dialogue on Housing; Preservation of Rural Areas and Nature Space through Clustered Housing; Readying Ganges Village for More Housing; and Accessory Dwellings for Housing, in the Right Places. Ms. Welman advised Salt Spring Solutions is inviting elected officials and staff from all of the various organizations to come together to discuss the key strategies that increase long-term housing solutions and plan to invite the public to join the conversation in the Fall 2023. The Executive Summary is included in the agenda package and the full Salt Spring Solutions Integrated Housing Framework for Salt Spring Island report will be available soon.

5. TRUSTEE REPORTS

Trustee Harris reported he recently attended a site visit to Maxwell Lake Watershed and noted the thriving, vibrant forest. Trustee Harris attended a meeting with community members of the Clean and Safe Harbour Initiative to address concerns in Ganges Harbour. Trustee Harris advised he ran for Trustee on a housing platform as well as the belief that private property owners should not be regulated further and any new conservation land could be transitioned to be a working forest.

Trustee Patrick presented the following report:

- Attended a Provincial Housing Summit on April 4 and 5, 2023;
- It is a unique time when the Federal, Provincial and Local Governments are aligned in making housing a priority. The land use tools and taxation structures are not working and need to be updated;
- The San Juan Islands have a taxation structure that includes business licensing fees for STVR's and additional tax for the loss of long-term housing unit and a portion of STVR tax revenues and real estate transfer fees are dedicated to fund affordable housing in the San Juan Islands;
- There was approximately 203 million dollars in residential real estate sales on Salt Spring Island in 2022 and 100% of the residential real estate transfer tax was collected by the Province;
- Trustee Patrick thanked Salt Spring Solutions for the work to address the housing crisis in their Integrated Housing Framework for Salt Spring Island report;
- Attended a meeting with the Financial Planning Committee;
- Attended a meeting with the Corporate Planning Working Group, a Financial Planning Committee sub group to align strategic planning with financial planning;
- Planning to attend a site visit to local islets with the Department of Fisheries and Oceans for the annual Carpet Burweed invasive plant survey.

6. CHAIR'S REPORT

Chair Peterson presented the following report:

- Attended a site visit to the Maxwell Lake Watershed;
- The Province approved a \$150,000 grant to Islands Trust for the general purpose of developing protocol agreements and engagement with First Nations in the Trust Area;
- Trust Council approved a protocol agreement with Snaw-naw-as First Nation and referred it to the Ministry of Municipal Affairs for approval. The Islands Trust has existing protocol agreements with Lyackson First Nation and Snuneymuxw First Nation;
- Planning to attend an upcoming meeting with the Corporate Planning Working Group;
- Planning to attend an Executive Committee to set priorities for the term.

7. CRD DIRECTOR'S REPORT

CRD Director Holman presented the following report:

- Acknowledged delegation Mairi Welman and Salt Spring Solutions for the Integrated Housing Framework for Salt Spring Island report. Director Holman noted he looks forward to discussions regarding a Local Housing Authority including whether Salt Spring Island Housing Council Society could become the Local Housing Authority. The Capital Region Housing Corporation owns 5-acres of land on Drake Road designated for supportive housing;
- The Local Community Commission (LCC) election will be held on May 27, 2023. Three candidate nominations have been received to date. There is a candidate information webinar on the CRD website. Four CRD Commissions will dissolve including the Community Economic Sustainability Commission when the LCC is elected and Director Holman is planning a thank you event for Commissioners;
- The Province has incurred an unprecedented, 6 Billion dollar surplus this fiscal year and has announced a 1 Billion dollar Growing Communities Fund that is allocated to every community in BC. The CRD received 11.5 Billion dollars. Director Holman will propose priority projects for Salt Spring Island to the CRD Board and the funds need to be allocated to a service by the end of 2023 and the funds will need to be spent within 5-years;
- Salt Spring Community Energy 10-year anniversary celebration "Electrify Salt Spring" is a series of events held April 20 to May 18, 2023. Salt Spring Island has one of the highest number of electric vehicles (EV) in BC;
- Salt Spring Island is included in a CRD grant application for EV chargers that would include a number of level-2 EV chargers;
- BC Transit has committed to electrifying its entire fleet by 2040;
- Harbour Air has committed to electrifying its entire fleet;
- BC Ferries is deploying 6 hybrid electric ferries including 2 ferries that will service Vesuvius/Crofton Route 6 and have future plans to install shore power;
- A contract will be issued for detailed designs for the Ganges Harbourwalk project;
- A contract will be issued for detailed designs for the Ganges Harbourside sidewalk between Upper Ganges Road to the Thrifty's Liquor store;
- A contract will be issued for a Parks and Recreation maintenance facility on Kanaka Road;
- The Community Economic Sustainability Commission is in a strategic planning process that will result in updated economic plan for SSI and recommendations to the LCC;
- The CRD Board has requested staff to report on a proposed Borrowing Bylaw for up to 85 Million dollars for housing in the Capital Regional District. The borrowing bylaw would require

a counter petition process for approval on Salt Spring Island and the cost would be approximately \$2 per average household. The Regional Housing First 1.0 program created a fund of 120 Million that provided 1500 housing units built within the Capital Regional District.

- Attended a meeting with North Salt Spring Waterworks District regarding the moratorium on new water connections. Expressed support for the Province, CRD, Islands Trust and NSSWD to work collaboratively to provide water for suites and cottages in the NSSWD Improvement District.
- Senior Governments need to work collaboratively to address management of Ganges Harbour;

8. PREVIOUS MEETINGS

8.1 Draft Minutes of the Salt Spring Island Local Trust Committee

8.1.1 Draft Minutes of the March 16, 2023 SS LTC Regular Meeting

The following items were presented for consideration:

- Item 9 – Trustee Reports - Replace “Trustee Patrick has been appointed to a Financial Planning Committee Working Group to develop a multi-year corporate plan;” with “Trustee Patrick has been appointed to a Financial Planning Committee Working Group to develop process for a multi-year corporate plan;”
- Item 9 – Trustee Reports - Replace “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.” with “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 Rural Islands.”

By general consent, the minutes of March 16, 2023 Salt Spring Island Local Trust Committee Regular meeting were adopted, as amended.

8.2 Resolutions Without Meeting Report dated April 2023

The report was received.

8.3 Minutes of the Advisory Planning Commissions – None

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

9. CORRESPONDENCE

9.1 LTC Chair to GIELS - Dated 7 March 2023 - Concerning Support for Property Tax Exemption

9.2 J. Spiers to LTC - Dated 14 March 2023 - Concerning Ganges Harbour foreshore activities

9.3 BotaniMed to LTC - Dated 22 March 2023 - Concerning amendment to Cannabis license

- 9.4 J.Mckenzie to LTC - Dated 9 March 2023 - Concerning Channel Ridge Rogers tower
- 9.5 D. Cran to LTC - Dated 11 March 2023 - Concerning Channel Ridge Rogers tower
- 9.6 O. McOuat to LTC - Dated 11 March 2023 - Concerning Channel Ridge Rogers tower
- 9.7 J. McKenzie to LTC - Dated 12 March 2023 - Concerning Channel Ridge Rogers tower
- 9.8 C. Anderson to LTC - Dated 13 March 2023 - Concerning Channel Ridge Rogers tower
- 9.9 D. Pattison to LTC - Dated 13 March 2023 - Concerning Channel Ridge Rogers tower
- 9.10 S. Lin & N. Gray to LTC - Dated 14 March 2023 - Concerning Channel Ridge Rogers tower
- 9.11 J. Clark to LTC - Dated 16 March 2023 - Concerning Channel Ridge Rogers tower
- 9.12 J. Clark to LTC - Dated 16 March 2023 - Concerning Channel Ridge Rogers tower
- 9.13 D. Pattison to LTC - Dated 20 March 2023 - Concerning Channel Ridge Rogers tower
- 9.14 LTC Chair to ISED - Dated 23 March 2023 - Concerning Channel Ridge Rogers tower
- 9.15 D. Pattison to LTC - Dated 24 March 2023 - Concerning Channel Ridge Rogers tower
- 9.16 M. Forde to LTC - Dated 24 March 2023 - Concerning Channel Ridge Rogers tower
- 9.17 O. McOuat to LTC - Dated 24 March 2023 - Concerning Channel Ridge Rogers tower
- 9.18 P. Pattison to LTC - Dated 24 March 2023 - Concerning Channel Ridge Rogers tower
- 9.19 W. Kalman to LTC - Dated 24 March 2023 - Concerning Channel Ridge Rogers tower
- 9.20 CREST to LTC - Dated 27 March 2023 - Concerning Channel Ridge Rogers tower
- 9.21 N. Lyonns to LTC - Dated 29 March 2023 - Concerning Channel Ridge Rogers tower
- 9.22 O. McOuat to LTC - Dated 29 March 2023 - Concerning Channel Ridge Rogers tower
- 9.23 J. Clark to LTC - Dated 2 April 2023 - Concerning Channel Ridge Rogers tower
- 9.24 LTC RPM to ISED - Dated 4 April 2023 - Concerning Channel Ridge Rogers tower
- 9.25 LTC RPM to ISED - Dated 5 April 2023 - Concerning Channel Ridge Rogers Tower
- 9.26 ISED to SS LTC - Dated 5 April 2023 - Concerning Channel Ridge Rogers Tower

The correspondence items were received.

10. BUSINESS ARISING FROM MINUTES

10.1 Follow-Up Action List dated April 2023

The report was received.

10.2 Bylaw Enforcement Report

BCEM Dingman presented a staff report dated April 5, 2023 regarding a summary of current open compliance and enforcement files and short-term vacation rental (STVRs) enforcement. A Trustee expressed support for managing STVR's and that STVR licensing fees could fund affordable housing initiatives.

By general consent, the Salt Spring Island Local Trust Committee received the report for information.

The meeting recessed at 10:48 a.m. for a break. The meeting moved to Item 17 - Closed Meeting at 10:57 a.m. The meeting recessed for a lunch break at 11:32 a.m. and reconvened at 12:00 p.m.

11. COMMUNITY INFORMATION MEETING – None

12. PUBLIC HEARING – None

13. APPLICATIONS AND REFERRALS

13.1 SS-LCB-2023.1 - J. Chouinard - 109 McPhillips Avenue

Planner Buchan presented a staff report dated April 5, 2023 regarding an application by Canna Northwest Enterprises Inc. to the Liquor and Cannabis Control and Licensing Branch (LCRB) to sell cannabis at their 105-109 McPhillips Avenue storefront between the hours of 9:00 am and 11:00 pm. A Trustee expressed concern regarding parking issues in the area. It was noted an LCB application was approved at this location last term and the storefront has a cannabis sign, although it is not open.

SS-2023-29

It was MOVED and SECONDED,

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. (109 McPhillips Avenue).

CARRIED

SS-2023-30

It was MOVED and SECONDED,

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 (109 McPhillips Avenue).

CARRIED

SS-2023-31

It was MOVED and SECONDED,

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 (109 McPhillips Avenue).

CARRIED

14. LOCAL TRUST COMMITTEE PROJECTS

14.1 Bylaw 530 - Accessory Dwelling Units

Planner Garbo presented a staff report dated April 28, 2023 regarding proposed Bylaw No. 530 "Accessory Dwelling Units".

In discussion the following items were noted:

- A Trustee noted the BC Housing Accessory Dwelling Units: Case Studies and Best Practices for BC Communities Study and noted the uptake is an estimated 7 to 10% of available properties. The Gabriola Island Local Trust Committee and the North Pender Island Local Trust Committee allow secondary suites across the island and they are not seeing a large uptake of units. Building costs are a major barrier to units being built;
- A Trustee cited the anticipated 10% uptake as indicated in the BC Housing study, suggested to communicate the expected 7 to 10% uptake and recommended a monitoring period;
- A Trustee noted there should be a way to measure unit impact instead of the current definition of a dwelling;
- The Province has announced a pilot, three-year financial incentive program to help interested homeowners turn a portion of their home into a secondary or basement suite for the rental market. In early 2024, homeowners will be able to access a forgivable loan of 50% of the cost of renovations, up to a maximum of \$40,000 over five years. Islands Trust should have zoning to support homeowners that would like to access this funding;
- A trustee suggested that the bylaw referral form should have a cover page that clearly states expectations regarding uptake;
- Improved public communications materials are needed;
- It is important to communicate the Housing Action Program Task Force survey results to the community;
- A trustee suggested to communicate a decision tree on next steps such as water and septic capacity and whether the property is within a Development Permit Area;
- Support was expressed for an Open House format for the community information meeting;
- Support was expressed to include members of the Housing Action Program Task Force in development of the communication materials and the engagement plan.

SS-2023-32

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee rescinds second reading of Bylaw No. 530, cited as "Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 1, 2022".

CARRIED

SS-2023-33

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee amend proposed Bylaw No. 530, cited as "Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 1, 2022," as follows:

- Section 2.6 - Remove Secondary Suites as permitted under RW1 and RW2;
- Add "Despite section 4.3, no accessory dwelling unit shall be constructed within 4.5 metres of any interior side lot line";
- Add "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."

DEFEATED

SS-2023-34

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee amend proposed Bylaw No. 530, cited as "Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 1, 2022," as follows:

- Add "Despite section 4.3, no accessory dwelling unit shall be constructed within 4.5 metres of any interior side lot line";
- Add "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."

CARRIED

SS-2023-35

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee read Proposed Bylaw No. 530, cited as "Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 1, 2022," as amended a second time.

CARRIED

SS-2023-36

It was MOVED and SECONDED,

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 Proposed Bylaw No. 530, as amended 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.

CARRIED

SS-2023-37

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee acknowledge it is the anticipation of the LTC that the uptake of available lots resulting from Adoption of Bylaw 530 would be less than 10% and direct staff to monitor and report back to the LTC two years following adoption of Bylaw 530, and that this direction be added to the Follow Up Action List.

CARRIED

SS-2023-38

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request 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." as amended.

CARRIED

SS-2023-39

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee direct staff to develop and execute an engagement plan and communication materials for Proposed Bylaw No. 530 in cooperation with a sub quorum of the Housing Action Program Task Force and a Trustee.

CARRIED

SS-2023-40

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee appoint Trustee Patrick to work with staff and a sub-quorum of the Housing Action Program Task Force on the communication and engagement plan for Proposed Bylaw 530.

CARRIED

14.2 Ganges Village Planning

Planner Garbo presented a staff report dated April 5, 2023 regarding Ganges (Shiya'hwt /SYOWT) Village Planning and next steps to complete the project. RPM Hutton advised the LTC has an opportunity to complete a Ganges Village Plan that focuses on growth planning. Ganges Planning is a critical part of the OCP project and noted the importance for integrated work with service partners such as the CRD and NSSWD.

In discussion the following items were noted:

- A Trustee expressed support to envision what does density look like in Ganges and to define the boundaries of the Ganges Village Area Plan;
- A Trustee suggested an option to set an urban containment zone such as the Friday Harbour urban containment zone for the San Juan Islands;
- A Trustee expressed support for visioning/planning, and service limitations such as water and sewer to be considered together to have a plan that is achievable;
- A Trustee asked staff to provide examples of Village Area Plans. Staff will email examples of Village Area Plans to Trustees.

SS-2023-41

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee defer File No. 6500 Ganges Village Planning staff report to the next meeting.

CARRIED

The meeting recessed at 2:40 p.m. for a break and reconvened at 2:50 p.m.

14.3 Channel Ridge Communications Tower

RPM Hutton reported Islands Trust filed an Impasse with Innovation, Science and Economic Development (ISED) regarding the rescindment of the siting concurrence decision and no response has been received to date. A Trustee asked for more information regarding the funding for First Nations Protocol Agreements and whether Salt Spring Island can be a priority for funding allocation.

SS-2023-42

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request staff forward Resolution SS-2023-014 regarding First Nations Interim Protocol Agreements to Executive Committee.

CARRIED

15. NEW BUSINESS

15.1 Housing Accelerator Fund

Trustee Patrick spoke to the Federal Housing Accelerator Fund.

SS-2023-43

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request staff to look into options to apply for the Federal Housing Accelerator Fund with other island partner organizations.

CARRIED

16. REPORTS

16.1 Policy and Standing Resolutions List

The report was received.

16.2 Active Projects Report dated April 2023

The report was received.

16.3 Future Projects Report dated April 2023

The report was received.

16.4 Applications with Status Report dated April 2023

The report was received.

16.5 Expense Report dated February 2023

The report was received.

16.6 Islands Trust Conservancy Board Report - None

16.7 Salt Spring Island Watershed Protection Alliance (SSIWPA) Coordinator's Report - None

Item 17 – Closed Meeting was considered following item 10.2 – Bylaw Enforcement Report.

17. CLOSED MEETING

17.1 Motion to Close the Meeting

SS-2023-44

At 10:57 a.m., **It was MOVED and SECONDED** that the Salt Spring Island Local Trust Committee close this meeting to the public subject to Community Charter Section 90 (1) (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and that staff be invited to remain.

CARRIED

17.2 Motion to Open the Meeting

SS-2023-45

At 11:32 a.m., **It was MOVED and SECONDED** that the Salt Spring Island Local Trust Committee re-open this meeting to the public subject to Section 89 of the Community Charter.

CARRIED

17.3 Rise and Report - 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 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 3:10 p.m.

Timothy Peterson, Chair

CERTIFIED CORRECT:

Sarah Shugar, Recorder

DRAFT



Salt Spring Island Local Trust Committee

Minutes of Special Meeting

Date: Friday, April 28, 2023
Location: Salt Spring Island Multi Space
124 Rainbow Rd, Salt Spring Island, BC

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

Staff Present: Chris Hutton, Regional Planning Manager (RPM)
Louisa Garbo, Island Planner
Chris Buchan, Planner 2
Katherine Vogt, Recorder

1. CALL TO ORDER

Chair Peterson called the meeting to order at 1:00 pm. He acknowledged that the meeting was being held on the territory of the Coast Salish First Nations, and welcomed Trustees and Staff.

2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

3. CLOSED MEETING

3.1. Motion to Close the Meeting

SS-2023-46

At 1:04 p.m., **It was MOVED and SECONDED**, that the Salt Spring Island Local Trust Committee close this meeting to the public subject to Community Charter Section 90 (1) (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and that staff be invited to remain.

CARRIED

By general consent, the meeting was re-opened to the public at 2:07 pm.

3.2. Rise and Report – None

4. BUSINESS ITEMS

4.1 Strategic Directions and Work Program Review

Planner Hutton presented by power-point a review of the four Trustee-prioritised categories elicited from the previous January 26, 2023 electronic Special Meeting Workshop, for further discussion and feedback: 'Improving Housing Affordability;' 'Agricultural Planning;' 'First Nations Relationship Building;' and 'Operational Improvements.'

A Trustee noted that BC Ferries alignment with community planning was a newly realized future opportunity that could be considered for future discussion; also, telecommunications issues; short term vacation rentals (STVR)s issues, and Fulford ferry terminal and neighbourhood congestion could be considered.

Regarding 'Improving Housing Affordability,' the following Trustees' responses were noted:

- Current housing zoning outcomes are inequitable, exclusionary, and inadequate.
- The environment has been given much more priority over the decades than housing.
- The possibility of allowing workforce ownership housing in the form of building strata projects to be managed by a housing authority; and which would involve rezoning or up-zoning Rural and Rural Uplands Zones across the board to allow a density of 1 home per acre or ½ acre.
- Salt Spring has an especially high rural workforce population given the 3 ferries, the hospital, the schools, the grocery stores, and other establishments.
- No worker can afford to buy a house on Salt Spring; they need the opportunity to purchase a home for their own security and the stability of the community.
- Workers need housing options from ownership to rentals.
- Worker housing options could be 75% ownership to 25% rentals.
- Who is collecting data on real estate purchases, building permits and other such housing and demographic data?
- Ganges is a critical identified growth area; but may be a much slower option than rezoning for workforce housing.
- Can other village sites on Salt Spring be identified to create a longer-term strategy of connected nodes of compact villages, rather than rural spread?

Planner Hutton referenced the Trust wide Housing Toolkit and Housing Action plan; and noted that the Salt Spring Solutions Housing Report was appreciated and being reviewed by planning staff.

Planner Hutton asked the Local Trust Committee (LTC) how they saw their role as coordinators, advocates, and decision-makers? The following Trustees' responding points were noted:

- The need for coordination between the LTC and the Cowichan Valley Regional District (CVRD); and that CVRD elections results affects the LTC.
- The Trust Policy Statement is only one input that does not include inputs from other external agencies; so, the LTC must act as coordinators.
- The local Official Community Plan (OCP) from 2008 has not been implemented, and the local Land Use Bylaw (LUB) is substantially from 1999.
- The meaning of advocacy is working cross-jurisdictionally for the greater good, which involves reaching out to Provincial decision makers.
- At the recent Housing Summit, it was acknowledged that social media necessitates very early Trust and LTC public engagement to prevent escalating public confusion and concern.
- How can the LTC deal with untrue, incorrect, or non-neutral Trust-level information that whips up climate anxiety for anti-development aims and implicates the LTC?
- How can the LTC deal with non-governmental organizations (NGO)s threatening legal action against LTC attempts to alleviate the housing crisis?
- All voices in the community should be listened to, no matter their perspective.
- Absolute community consensus is probably not achievable, but greater levels of consensus is worth striving for.

The meeting was recessed at 2:48 pm and reconvened at 2:52 pm.

Regarding 'Agricultural Planning,' the following Trustees' responses were noted:

- The possibility for a no net loss approach to free up Agricultural Land Reserve (ALR) land that is boxing in Ganges by trading it for non-ALR land that is currently being farmed.
- Ganges should preserve good working farmland; not all ALR parcels in Ganges need to be freed up for further development.
- Long-term local food production and security is important.
- Estates have been taking over farmland.
- Bowen Island is looking at new approaches to agricultural land that could be reviewed.
- The recent Agricultural Action Lab included much discussion regarding current ALR housing rules not meeting farm workers housing needs.
- The Salt Spring Area Farm Plan was not ever implemented due to the Covid Pandemic; but it engaged the community very well. Composting rules needs rewording in the bylaws.
- The Agricultural Land Commission (ALC) is much more aligned with flat land squarish property parcels such as in Chilliwack, than with Salt Spring Island, which has many split landscape zones that promote new owners to seek subdivision; yet historically, the entire farm property was utilised through

creative and functional applications on the many landscapes within it. It is beneficial for farms to stay complete.

- Some farms may be ideal to be broken up into smaller 10-acre farms; this could increase food production and provide for more housing.

Regarding 'Agricultural Planning', Planner Buchan noted the following:

- The public cannot apply to exclude their own land from the ALR, it must be done by the LTC singly or in batches.
- Local agriculture groups include the Agricultural Advisory Planning Committee for current ALR applications and the Agricultural Alliance.
- For mapping, there is the Canada Land Inventory; the BC Soil Information Finder Tool that classifies soil types, and ALR and Trust mapping.
- Soils are classified from 1 to 6, with soils 1 to 3 being the most desirable.
- ALR maps of Salt Spring reveal that a considerable amount of ALR land is not aligned with desirable growing soil.
- All of Ganges is classified as desirable type 3 soil, even though most of it is outside of the ALR.
- The ALC prefers large contiguous land parcels.
- Current OCP policy includes the allowance for rezoning of agricultural land to general employment uses if necessary for the community.

Regarding 'First Nations Relationship building,' the following Trustees' responses were noted:

- Trustees need Trust guidance on what is appropriate for First Nations engagement; and updated information regarding First Nations elections results; and education opportunities.
- Recent Thetis Island LTC boat tours with local First Nations elders were an excellent relationship-building exercise, which resulted in the LTC feeling at ease with contacting Band staff.
- The previous Senior Intergovernmental Policy Advisor is no longer available to offer advice, and the role has yet to be refilled.
- The LTC has a responsibility to the community to help them understand First Nations perspectives and engagement processes so that they are not left surprised.
- There are many First Nations members living on Salt Spring Island.
- The Weston Lake Watershed Area had been considered for a pilot project for shared governance.
- Funding was needed for First Nations engagement.

Planner Hutton provided a summary of the current First Nations referral process; and highlighted the importance of local government alignment with the principals of the Declaration on the Rights of Indigenous Peoples Act (DRIPA).

Planner Garbo noted that First Nations were particular about sharing culturally sensitive information with the public.

Planner Garbo asked Trustees to consider a June 2023 deadline grant opportunity from the Ministry of Housing, administered through the Union of BC Municipalities (UBCM). This funding would allow planners to hire a consultant to analyze the data from the Integrated Cadastral Information Society (ICI Society) regarding sewer and wastewater capacity, to further the advancement of the OCP Project.

SS-2023-47

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee authorize staff to submit an application for 'Complete Communities' funding from the 2023/2024 'Complete Communities' funding program.

CARRIED

Regarding 'Operational Improvements', the following Trustees' responses were noted:

- The Project Charter does not provide sufficient detail for activities and deliverables.
- 'Perfect Terms of Reference' for the Area Plan of Central Saanich is an example of a higher level of detail local government planning document.
- Project definition clarity from the very beginning of a project is very important.
- LTC's are different from municipal governments because local Trustees are more deeply embedded in the entirety of their communities.
- There are existing, unjustifiable local bylaws about buoys in the harbor.
- Doughnut economics is about living within boundaries and responding to constraints creatively. This concept could be applied to innovating operational improvements.
- Access to the executive boardroom for a meeting space would be helpful.
- There is work to do with regaining the community's trust in the Islands Trust.

The interjurisdictional web of the harbor was discussed, including that anchorage and mooring were legally distinct; and that the local LUB already does not permit live aboard in any zones.

5. **ADJOURNMENT**

By general consent the meeting was adjourned at 4:27pm.

Timothy Peterson, Chair

Certified Correct:

Katherine Vogt, Recorder



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 14, 2023

File No.: 01-0110-20

Via e-mail: info@bcferrycommission.ca

Eva Hage
British Columbia Ferries Commissioner
PO Box 9270 Stn Prov
Victoria, BC, V8W 9J7

Dear Eva Hage:

Re: BC Ferries' Performance Term 6 Input

At the Salt Spring Island Local Trust Committee (SS LTC) meeting on February 9, 2023, the Local Trust Committee made the resolution below:

SS-2023-08

It was MOVED and SECONDED,

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.

CARRIED

The Islands Trust Council has a [protocol agreement with BC Ferries](#), as well as a [letter of understanding](#) to foster an ongoing consultative process between Islands Trust and BC Ferries to coordinate their respective roles within the Trust Area relative to the land use implications of ferry services in accordance.

There is a direct relationship between ferry service planning and managing growth on Salt Spring Island. Yet, the strategic focus for Performance Term 6 does not recognize the role ferry service plays in community planning on rural islands. Instead, it includes capacity enhancements and evolving with changes in travel behaviour – in other words reacting to change without regard of its positive or negative impacts on rural islands.

The LTC would like to work with BC Ferries to improve our working relationship and integration of our practices to link BC Ferries vessel selection, scheduling, and terminal redevelopment planning to the LTC's proactive and long-term community planning goals.

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

The LTC requests an improved consultation process when BC Ferries considers major capital expenditures related to infrastructure or vessels servicing Salt Spring Island, and a collaborative approach to link ferry terminal and service planning to our proactive community planning, to support sustainable growth goals and the mandate of the Islands Trust.

Islands Trust is a special-purpose government representing over 30,000 people living within the Islands Trust Area and 10,000 non-resident property owners. The Islands Trust Area is located within Coast Salish territory and is the homeland of many Coast Salish Peoples who have called this place home since time immemorial. Islands Trust works in cooperation with others to preserve and protect the Trust Area and its unique amenities and the environment. The Islands Trust Area covers the islands and waters between the British Columbia mainland and southern Vancouver Island. It includes 13 major islands and more than 450 smaller islands covering 5,200 square kilometres.

Yours sincerely,



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

Cc:

Hon. Rob Fleming, Minister of Transportation and Infrastructure
Adam Olsen, MLA, Saanich North and the Islands
Nicolas Jimenez, Interim CEO, BC Ferries
Salt Spring Island Ferry Advisory Committees
Islands Trust Executive Committee
Islands Trust website

Date: 04-20-2023
From: DG Courtney ([REDACTED])
To: SSInfo
Cc: Jamie Harris, Laura Patrick, Timothy Peterson

Hi Jenn,

Appreciate the attachment today and the photocopy from you and Chris yesterday.

Now that you've pointed it out, I can refer others and Petitioners to that area on the Trust Website for Ferry Service and Infrastructure Advocacy from the Trust.

Tim's generic letter didn't state the issues at Vesuvius or Fulford Terminals and was about as far the off issue of Public Safety as one could get in our opinion. If he wants to make a Political Comment on behalf of the Trust, fine. What our Local Salt Spring Petitioners/Ratepayers were asking for is a Fix at Fulford using the basis of the OCP under the Local Trust's Guidance. In particular the Section as it pertains to Fulford Harbour. Make suggestions to the BC Ferry Commissioner providing options for The Fix at Fulford under the Part 6 proposal. That would require some thought and understanding of the current issues. With respect to Tim, he simply doesn't have that local knowledge to comment, how could he?

In the opinion the Patrons of Routes 6,4 & 9 the Letter to the BC Ferries Commissioner should have been written by one of Our Elected Trustee's who know the issues and provide tangible solutions to a 25 year old problem at Fulford Harbour. The lack of suitable parking containment since 1997 with the introduction of the Skeena Queen and its impact on Public Safety is now Legendary.

Here's the comments provided to BC Ferries Commissioner - Eva Hage on the submission to Part 6 provided by our local Chair of the Ferry Advisory Committee.

Thank you, David.
Mobile [REDACTED].

<https://saltspringexchange.com/2023/02/22/petition-to-fix-the-parking-containment-area-at-fulford-harbour/>

[REDACTED]

PETITION UPDATE

Submission to BC Ferry Commissioner after the release of the Report on March 31.

Patrons BCFRoutes649

Canada

APR 15, 2023 —

Subject: Salt Spring Island Ferry Service Comment to the BC Ferries Commissioner's Report of March 31, 2023.

Date: April 2, 2023 at 3:41:08 PM PDT

To: premier@gov.bc.ca, rob.fleming.mla@leg.bc.ca, Mike.Farnworth.MLA@leg.bc.ca, nicolas.jimenez@bcferries.com, "BC Ferry Commission, BC BCFC:EX" <info@bcferrycommission.ca>

Response to the SSI - Ferry Advisory Committee - Chair.

Comment from the Chair of the Salt Spring Island - Ferry Advisory Committee on Part 6

Submission to the BC Ferries Commissioner - Eva Hage of Saturna Island.

Comments embedded in bold and italics from the Patrons of Routes 6,4,9 to the Chair's submission.

Oct. 21, 2022 Comments on the "BC Ferries Submission for PT6", by the Salt Spring Island Ferry Advisory Committee

The Salt Spring Island Ferry Advisory Committee is in broad agreement with the thrust and the details of the "BC Ferries Submission to the Commissioners for PT6". We endorse in general the BCF 'commitment to service' in the form of such proposals as: the enhanced movement of passengers and freight throughout the routes; the reduction of the impact of the marine traffic on the marine environment and marine wildlife; and the ongoing push for fuel efficiencies. We also recognize that these efforts will be ongoing well beyond the scope of PT6.

"Agreed!"

The Submission recognizes that the two routes connecting Salt Spring to Vancouver Island are among the heaviest traffic routes in the BCF system with Route 4 particularly challenged regarding vehicular capacity.

Politely Disagree! In 2019 Pre Pandemic level traffic level compared to 2022, hopefully coming out the backside of the Pandemic.

Route 4 - Fulford Hrb traffic is up 3%.

Route 6 - Vesuvius Bay traffic is up 9%

Route 5 - SGI traffic is up 9.4%

What's interesting on Route 6 - Crofton Commercial Traffic is constrained weight wise because the Ramps and Trestles are beyond their useful life - 50+ years since anything of importance to the infrastructure has been addressed. Commercial Traffic beyond the

current weight limits travel over the Malahat to access Salt Spring Island via Swartz Bay. That skews the data for Route 6. The flood gates open when we have new trestles and ramps at Crofton and Vesuvius to carry proper Commercial Truck Loads.

The short-term stop-gap proposal to increase the peak-season daily round trips between Fulford and SWB should help significantly although it could possibly disrupt the current thrufare connection somewhat.

Disagree - "Significantly help" Seriously? How is one extra sailing carrying 100 extra cars (Max) from 6:00AM to 7:00PM going to address the One Way Traffic Gauntlet on the Fulford Hill? We believe this comment to be disingenuous.

However, as there is hourly service on Route 1 during the same peak season, the disruption should be minimal and we therefore endorse the proposal as a temporary measure to resolve the severe overload and road congestion problems on this route. Moving the MV Quinsam to route 4 for additional peak season service within a few years. ("Within a few years", means July and August of 2027. By our math that's in 4 years time. Heaven Help Us!) will be another positive step but as traffic builds over the years the "peak" season for the Quinsam on Route 4 will eventually become all year-round and BC Ferries will hopefully implement a much needed two - ship service on this route. The "pinchpoint" accident-in-waiting site on the Fulford-Ganges Road would then be resolved.

The Infamous Pinch Point, has been there since 1997 when the MV Skeena Queen was 1st commissioned. When the Skeena Queen is full, the traffic goes up Fulford Hill to the Beaver Point turn off. The parking containment area has never been addressed in 26 years. Where has our FAC Chair and CRD Director been for the last 12 years?

With reference to Route 6, the Submission proposes to deploy the twin Island Class ferries to Route 6 by Fiscal 2027 in better co-ordination with the timing of the upgrades of the Vesuvius and Crofton terminals which will be completed for the 2028 peak season.

No, we are not looking for Service in 2028, we are looking for relief from this Traffic Quagmire and Public Safety Issue in the Fall of 2026.

The SSIFAC has been advocating for several years that both Public Comments on the Preliminary Price Cap Decision for the Sixth Performance Term changes to Route 6 should be scheduled as closely in time as possible to maximize the operational benefits of capacity upgrades for both ships and terminals.

So why haven't you and the CRD Director signed the Petition - "The Fix for Route Six", since December 22, 2021? The Petition is still effect. Please do. Along with the "Fix for Fulford" would be truly appreciated.

The SSIFAC recognizes that economic, financial, demographic and/or other factors may somewhat disrupt the timing of the schedules of the above improvements to ferry service to Salt Spring Island but we totally endorse and support these proposals as they stand.

As the Ferry Advisory Committee - Chair, let's never Advocate for improved Infrastructure and Service, other than what's being offered. That's the part we don't understand. Eva Hage in 2015 & 16 as a Resident and Chair of the Ratepayers Association on Saturna Island which currently has 265 full time residents, campaigned vociferously for the SGI Service to remain and Infrastructure improvements. It worked, 6 years later they have the New Salish Class Vessel - Salish Heron (138 vehicles) and the Queen Cumberland generally 80 Vehicles but with the ramps down 112 for the Non-Stops to Saturna from Swartz Bay and onward. Population served 6100. This pales in comparison from a year ago on Route 6 where the MV Quinitsa was in service providing service for 44 vehicles. Since last Spring we've been upgraded to the MV Quinsam service carrying 63 vehicles. In 2022 Route 5 & 5a carried ~ 287,500 vehicles with 2 Vessels capable of carrying 250 vehicles in the latter part of 2022 and currently. Most recently being served in the months of February and March with 2 Salish Class vessels. In 2022 Route 6 carried ~ 270,800 with 1 Vessel capable of carrying 63 vehicles. Meanwhile Route 6 is the least subsidized Route in the Inter Island System. There's the disconnect between the SSI FAC Chair and the Patrons of Routes 6,4,9 with almost 3000 Petitioners strong, minus the majority of the SSI - FAC. Salt Spring Island Population 11,700. We continue to Advocate to the New CEO of BC Ferries - Nicolas Jimenez, BC Ferries Commissioner - Eva Hage, Premier David Eby, Minister Rob Fleming - Transportation and Infrastructure and most recently here on Island with Minister Mike Farnworth - Public Safety. In essence that's the biggest part of our Campaign - Public Safety. Patrons on Routes 6,4,9

On Apr 20, 2023, at 9:22 AM, SSIInfo <ssiinfo@islandstrust.bc.ca> wrote:

Good morning David,

Thank you for coming in yesterday. Please find attached to this email the digital copy of the hard copy letter you received.

You can also find it on the website here under the 'transportation' section: <https://islandstrust.bc.ca/whats-happening/advocacy-letters/>

Cheers,
Jenn Baddeley (she/her/hers)
Acting Planning Team Assistant
Islands Trust | T: 250-538-5609

From: Julian Clark <[REDACTED]>
Sent: Tuesday, April 4, 2023 11:57 AM
To: 'Prime Minister | Premier Ministre'
Cc: 'Minister of Innovation, Science and Industry'; pierre.poilievre@parl.gc.ca; Jagmeet.Singh@parl.gc.ca; Yves-Francois.Blanchet@parl.gc.ca; elizabeth.may@parl.gc.ca; Michael.Krenz@rci.rogers.ca; ic.stsdgso-dgogsst.ic@ised-isde.gc.ca; Michael.Fu@ised-isde.gc.ca; Timothy Peterson; Jamie Harris; Laura Patrick; SSInfo; newsroom@globeandmail.com; city@thestar.ca; rroberts@postmedia.com; hmunro@postmedia.com; dobee@timescolonist.com; news@gulfislandsdriftwood.com; cbcnewsvanancouver@cbc.ca; gopublic@cbc.ca; news@ctv.ca; newstips@globaltv.ca; tips@cheknews.ca
Subject: Industry Minister's Words Ring Hollow
Attachments: Minister's Words Ring Hollow.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Thank you for confirming receipt of my letter dated April 2nd. Your redirection to the Honourable Francois-Philippe Champagne is problematic as Minister Champagne has been apprised of this situation for over 9 months and has not engaged in anyway what so ever!

We should all be concerned when one of Canada's largest corporations falsifies their submission to a local government, and when caught out, turn to the federal regulator who enables them to run rough shod over that local government. Well that is exactly what is playing out here on Salt Spring Island! The Prime Minister should be even more concerned that this is happening in his administration!

Concerned residents have done everything possible to stop Rogers from putting up a 14 story cell tower in the midst of our community; working with our local government to uncover Rogers' deceit, lobbying the federal regulators, picketing to prevent access to the site – but unfortunately none of these steps have stopped Rogers.

As I write this, Rogers are tearing up the land with excavators and rock breakers; a site that is defined by Islands Trust as environmentally sensitive and high in bio-diversity, a site that is adjacent to water preservation lands!

It seems the only way to stop Rogers may be to shine some light on their conduct, and the conduct of the federal regulators who should be on guard for Canadian citizens but aren't.

With all due respect, redirecting this matter to the Minister that has turned a blind eye to this farce is a complete cop-out! I have every confidence that if Prime Minister Trudeau were aware of the injustice perpetrated by Rogers and enabled by a federal regulator, he would take a few minutes to put this right.

Please put this matter before the Prime Minister!

Respectfully,

Julian Clark

-----Original Message-----

From: Prime Minister | Premier Ministre [<mailto:PM@pm.gc.ca>]
Sent: Tuesday, April 4, 2023 11:12 AM
To: Julian Clark [REDACTED] >
Cc: Minister of Innovation, Science and Industry <ISI.minister-ministre.ISI@canada.ca>
Subject: RE: Office of the Prime Minister/Cabinet du premier ministre

Dear Mr. Clark:

I would like to acknowledge receipt of your email sent to Prime Minister Justin Trudeau.

Thank you for sharing your concerns with the Prime Minister. You may be assured that your comments have been carefully reviewed.

I note that you have also sent a copy of your correspondence to the Honourable François-Philippe Champagne, Minister of Innovation, Science and Industry. While the Prime Minister appreciates the time you have taken to share your views, he will leave your comments to be considered by Minister Champagne.

Once again, thank you for writing.

A. Noël

Executive Correspondence Officer / Agente de la correspondance Executive Correspondence Services /
Services de la correspondance de la haute direction

----- Original Message -----

From: [REDACTED]
Sent: Monday, April 3, 2023, 12:25 AM
To: justin.trudeau@parl.gc.ca;
Cc:
Subject: 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



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”.

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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: Julian Clark <[REDACTED]>
Sent: Thursday, April 6, 2023 5:09 PM
To: Premier@gov.bc.ca
Cc: selina.robinson.MLA@leg.bc.ca; adam.olsen.MLA@leg.bc.ca; Ron.mckenzie@rci.rogers.com; 'Minister of Innovation, Science and Industry'; ic.stsdgso-dgogsst.ic@ised-isde.gc.ca; Timothy Peterson; Jamie Harris; Laura Patrick; SSInfo
Subject: Federal regulator forcing Southern Gulf Island to accept falsified development application
Attachments: Dear Premier Eby.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Premier Eby,

We should all be concerned when one of Canada's largest corporations falsifies their submission to a local government, and when caught out, turn to the federal regulator to provide cover so they can run rough shod over that local government. Well that is exactly what is playing out here on Salt Spring Island, BC!

Please get the Government of British Columbia involved in this matter. It was an NDP government who enacted the 1974 Islands Trust Act to "preserve and protect the trust area and its unique amenities and environment for the benefit of the residents of the trust area and of British Columbia generally". That preservation and protection is in jeopardy, and we need your involvement to support our local land use authority!

Perhaps a little background might help.

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 Innovation, Science and Economic Development (ISED – the federal regulator with oversight of antenna siting in Canada) 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.

Federal Industry Minister Champagne and ISED were fully briefed in September 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 on February 14, 2023, with copy to ISED, the SS LTC stated:

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The SS LTC further advised Rogers in their February 14th letter "to indefinitely suspend any development at the proposed site". Citing the May 2022 letter from ISED to the SS LTC (mentioned above), Rogers ignored the SS LTC order and began tearing up the land with excavators and rock breaking drills in late March 2023. The site Rogers have chosen is defined in the SS LTC Official Community Plan as an environmentally sensitive site and location high in bio-diversity.

The SS LTC met with ISED on March 31st. They questioned the legitimacy of ISEDs' May letter (as without a dispute being triggered, ISED involvement is not contemplated in the federal regulations), and furthermore explained Rogers application included false assertions, and inaccurate and incomplete statements. Regardless, ISED continue to state the LTC do not have valid reasons for suspending development of the tower.

Earlier this week, the SS LTC and the Islands Trust triggered the dispute mechanism allowed for under the federal regulations. I am writing to you today to implore you to have the Government of British Columbia weigh on this matter. It is imperative that you ensure the federal regulators understand that the Government of British Columbia treasures the Southern Gulf Islands and does not feel it is appropriate to force a local trust committee to accept falsified applications for development!

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 seems the only way to stop Rogers may be to shine some light on their conduct, and the conduct of the federal regulators who should be on guard for Canadian citizens, but aren't. We appreciate anything you can do to let Rogers and ISED know that what they are doing is just not right.

Thank you,

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



April 6, 2023

To: Premier David Eby

Copy: Selina Robinson, Minister of Municipal Affairs and Housing, BC
Adam Olsen, MLA Saanich North and the Islands
Ron McKenzie, Rogers Chief Technology Officer
Industry Minister Francois-Philippe Champagne
Susan Hart, Executive Director General, Spectrum Management Operations Branch
Tim Peterson, Jaime Harris, Laura Patrick with the Islands Trust

Re: Federal regulator forcing Southern Gulf Island to accept falsified development application

Dear Premier Eby,

We should all be concerned when one of Canada's largest corporations falsifies their submission to a local government, and when caught out, turn to the federal regulator to provide cover so they can run rough shod over that local government. Well that is exactly what is playing out here on Salt Spring Island, BC!

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Thank you,

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



From: Oona McOuat <[REDACTED]>
Sent: Thursday, April 6, 2023 10:05 PM
To: Directorssi; Laura Patrick; Timothy Peterson; SSInfo; Jamie Harris
Cc: David Marlor; elizabeth.may.c1@parl.gc.ca; Stefan Cermak; ic.stsdgso-dgogsst.ic@ised-isde.gc.ca; Ken.Pungente@ised-isde.gc.ca
Subject: Why was Our 2001 Protocol Ignored in the Salt Spring Rogers Siting Application?
Attachments: My July 27_21 letter to Trust _Rogers Tower.pdf; Letter to trust_June 2022.pdf; August 11, 2022 Letter to ISED Rogers Tower Siting Procedure.pdf; September 5, 2022 Letter to David Marlor, patrick & more.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

Dear Laura, Jamie, Tim & Gary,

I just read the 90+ pages of Rogers tower-related correspondence in the SSLTC April 13th Agenda Package.

Of special note is Ken Pungente's letter of April 5th, on Page 118, in which he states:

"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."

Pungente goes on to say that the SSLTC and Trust staff said we did not have an antenna siting policy in place at the time of the Rogers application.

I am sorry to have to say this - the Trust and ISED have screwed up. We had an antenna siting policy in place at the time of the application - the *Cellular Antenna Procedural Guideline* - which had been passed by resolution by the SSLTC in 2001. It, and not ISED's default procedure, should have been used for this siting.

I communicated this information to the SSLTC in person at a SSLTC meeting in 2021, and again in the attached letter of July 21, 2021 (sent as an email message pre-concurrence) - which refers to Planner Kristine Mayes July 2021 "Staff Report".

This information was reiterated in the attached letter of June 4, 2022, which was sent as an email to the SSLTC as well as to Ken Pungente. (This correspondence was not even deemed worthy of being included in the June 14th SSLTC Agenda Package, although a letter sent from Rogers to the SSLTC after mine was included in an Addendum.)

I then wrote Ken Pungente directly in August of 2022 (also attached) cc'ing the SSLTC, and shared this important information with him.

I received a response to this letter on August 30th, 2022, from Susan Hart of ISED in Ottawa that stated that:

" ISED also confirmed with the Salt Spring Island Land Trust Committee (SSLTC), as the land-use authority, that they deemed their 2001 Cellular Antennae Proposal Form and Procedural Guideline to be obsolete at the time. As such, the SSLTC instructed Rogers to proceed with the ISED default consultation process, as per CPC-2-0-03, but with some additional elements to meet SSLTC's new requirements. "

However, a land use authority can not throw out or ignore or alter or deem irrelevant a protocol passed by resolution - it must be amended, replaced or revoked by resolution, which was not the case.

After receiving Hart's letter, I wrote Trust staff David Marlor, Stefan Cermak, along with Laura Patrick and MP Elizabeth May about this issue on September 5, 2022. (Also attached.)

I am frankly incensed that the clear evidence I provided that showed we had an antenna siting policy in place at the time of application -- which was not followed - has been ignored, and that the lack of a protocol is now being used by ISED as the reason for going through with this inappropriately placed tower!!

Antenna siting is complex. As a communications analyst, I have spent years studying the regulations and issues stemming from it. I hope in the future the SSLTC respects the knowledge of its constituents, and the input provided out of caring for this community we all share.

That said - I recognize that Timothy and Jamie were not our elected representatives at the time of concurrence granted, and that Laura voted against it,

Wishing you a restful Easter,
Oona

Oona McQuat

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Of special note is Puguente's letter of April 5th (found on Page 118) in which he states:

Re: Procedural Error in Rogers tower siting on Salt Spring Island

To: Ken Pugente ISED Ken.Pungente@ised-isde.gc.ca

cc- LTC reps –Peter Luckham, Peter Groves, Laura Patrick,

Gail Sjuberg –Editor of the Driftwood,

Elizabeth May

Minister of Innovation, Science, and Industry Francois Philippe Champagne :

francois-philippe.champagne@parl.gc.ca

ministerofisi-ministredeisi@ised-isde.gc.ca

Deputy Minister of Innovation, Science, and Industry Simon Kennedy

Simon.Kennedy@ised-isde.gc.ca

Carmen Thiel, Legislative Services Manager Islands Trust,

cthiel@islandstrust.bc.ca

Islands Trust Executive Committee – Sue Ellen Fast – sfast@islandstrust.bc.ca, Dan

Rogers - drogers@islandstrust.bc.ca

Dear Mr. Pugente,

I am writing in regards to the proposed Rogers telecommunications tower in Channel Ridge Estates on Salt Spring Island.

In your letter of May 17, 2022 (attached) written to Peter Luckman, Chair of the Salt Spring Local Trust Committee, you state:

“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.”

And, that the *“SS LTC did not provide any other valid rationale to support the rescindment.”*

I am writing to provide this valid rationale for rescindment and to report a serious procedural error, which, I believe, renders the original siting process null and void.

Section 4 of ISED’s CPC 2-0-03 states: *“Proponents must follow the land-use consultation process for the siting of antenna systems, established by the land-use authority, **where one exists.**”*

Section 122 (4) of BC’s Community Charter states: *“An act or proceeding of a council is not valid unless it is authorized or adopted by bylaw or resolution at a council meeting.”*

Timeline

- On **April 26, 2001**, the Salt Spring Local Trust Committee (the **“LTC”**) adopted by resolution the attached *Cellular Antenna Procedural Guideline* for the siting of telecommunications towers.
- On **July 27, 2021**, the LTC issued a concurrence decision related to the proposed siting of the Rogers Channel Ridge tower. To the best of my knowledge, the April 2001 resolution noted above had not been amended or repealed by the LTC by resolution on or before July 27, 2021.
- On **November 9, 2021**, the LTC adopted the *“Antenna System Siting Protocol”*. On that date, this new protocol replaced the 2001 policy.

Given the requirements established by ISED in the CPC 2-0-03, I strongly believe the attached *Cellular Antennae Proposal Form* and *Procedural Guideline* should have been used in the siting of the Rogers tower on Canvasback Place. Instead, ISED’s default procedure was followed. **Is this not a serious breach of federal antenna siting regulations?**

As time is of the essence, I would appreciate acknowledgement of receipt of this letter from all parties cc’ed above, as well as a response that clearly addresses my concern,

Yours Truly,
Oona McQuat
Salt Spring Island, BC

ROGERS Telecommunication Tower Proposal at Channel Ridge, Salt Spring Island

Dear Trust Representatives,

I am writing in response to the May 17, 2022 letter sent to you by ISED, a letter that does not support your decision to rescind your concurrence with the Rogers Channel Ridge tower proposal.

A Valid Rationale to Support the Rescindment

Section 122 (4) of the Community Charter states: *An act or proceeding of a council is not valid unless it is authorized or adopted by bylaw or resolution at a council meeting.* Therefore, the SS LTC was *required* to rescind the letter of concurrence it issued for the Rogers Channel Ridge tower. Why? Because on July 27, 2021, the date the concurrence letter was written, Salt Spring had an antenna siting policy in place, a policy that had not been followed during the siting process by the LTC or the proponent. The siting of this tower should not have followed ISED's default process.

What policy did we have in place?

In 2001, the SS LTC adopted by resolution the public consultation and land use guidelines established by the Salt Spring Island Advisory Planning Commission for the siting of telecommunications towers. To the best of my knowledge, that resolution was not amended or repealed by the LTC by resolution on or before July 27, 2021.

As you are aware, ISED gives local governments the authority to consider the land-use compatibility of the antenna structure, the responses of the impacted residents and the proponent's adherence to an existing antenna siting protocol. CREST complied with our 2001 antenna siting requirements in its 2019 Blain Road tower application. Why did we use ISED's default process in this Rogers tower siting?

A Revoked Letter of Understanding Does not Cancel a Resolution by Council

Please share the timeline below with your legal team. I trust they are well versed in telecommunications and municipal law. If there are crucial details missing, I would appreciate being notified of them.

June 4 Delegation – Conflict of Interest?

Are you aware that Michael Krenz, who is presenting a delegation to the SS LTC on behalf of Rogers on June 14, worked as the Director of ISED's Coastal British Columbia office for many years before leaving the public service in 2021 or 2022 to join Rogers? Mr. Krenz has previously given presentations on managing radio tower installations to municipal governments like [Maple Ridge](#) in 2014. In 2016, he was asked to intervene in tower siting disputes between Nanaimo residents and his now associate Samuel Sugita, Municipal Projects Manager with Rogers.

Is it possible that Mr. Krenz has former work affiliations with the ISED staff that rejected your decision to rescind the Channel Ridge tower? If so, what potential bias and conflict of interest does his involvement in this siting present?

A regulatory timeline follows,

All the Best,
Oona McQuat
Salt Spring Island

Salt Spring - Rogers Channel Ridge Tower Regulatory Timeline

1. In **October 1996**, the Islands Trust Council signed a "Letter of Understanding" with then Industry Canada outlining an antenna siting procedure for all Trust communities.

2. On **April 26, 2001**, the Salt Spring Local Trust Committee approved by resolution a Cellular Antenna Procedural Guideline based on input provided by the Salt Spring Island Advisory Planning Commission. This policy covers public consultation and land use related requirements.

It requires the LTC to conduct a public consultation process that includes a minimum 30-day public comment period. It also directs that no cell phone antennae should be installed within 500 meters of any facility concerned with continuous human activity.

The protocol states that proponents wishing to install facilities within that distance "should demonstrate, using an independent consultant acceptable to the Islands Trust, that incident power density is less than 2 micro watts per square cm at any facility concerned with continuous human activity within 500 meters of the proposed antenna".

The policy further states that if a project does not meet this LTC guideline, the proponent is required to conduct a public consultation process.

The only part of this procedural guideline that refers back to the "Letter of Understanding" is the timing requirements of the comments received.

3. On **January 1, 2008**, Industry Canada's antenna siting procedures became effective, replacing existing Letters of Understanding, but not existing antenna siting protocols. Federal antenna siting policy as outlined in CPC-2-0-03 says that when a local government does not have its own policy in place, the requirements outlined in the CPC-2-0-03 become the default siting process. Clearly, this stipulation did not apply to Salt Spring Island in July 2021 as our 2001 guideline – which had not been amended or revoked by an LTC resolution - was in place.

4. In their **2019** Blain Road Tower application, CREST adhered to Salt Spring's 2001 Cellular Antenna Procedural Guideline.

5. On **July 27, 2021**, a letter of concurrence was submitted for the Rogers Channel Ridge tower by the SS LTC.

6. On **November 9, 2021**, the SS LTC adopted the Trust-wide Antenna Siting Protocol. On that date, the new protocol replaced the 2001 policy.

7. On **April 6, 2022** a letter was written by the SS LTC to Rogers and Cypress Land Services rescinding the above letter of concurrence.

8. On **May 17, 2022**, ISED wrote a letter to the LTC stating that given that the new antenna siting protocol could not be applied retroactively, they did not support the LTC's decision to rescind their concurrence. It appears ISED was unaware that an existing siting policy that should have been followed by Rogers and the LTC had been in place throughout this siting process.

Sent on July 27, 2021 - before the vote of concurrence - to the Salt Spring LTC

Let's Talk Towers

Dear Trust representatives,

First – thank you for how hard you work, and for the grace with which you navigate the challenges our feisty yet caring community puts on your brimming plates.

Yesterday I indulged in a little late night reading – Planner Kristine Mayes' Staff Report on the Rogers-Crest Tower application. Then – keener that I am – I read every single submission you received on this issue. It has been quite an education. (Which according to one individual I need, as those opposed to this Rogers venture were accused of not having passed grade school science :)

If indeed we are the vocal minority as those who support this project have voiced, we may be the contingent that clearly sees how the promise and expectation of unlimited wireless growth and digital consumption puts yet more stress on our already imperiled natural world.

I don't envy you your juggling act - finding a balance between serving those who hunger for urban-like cell phone quality on a rural island and respecting those who have a big picture understanding of where big telecom's agenda may take us.

But I believe you can address the real issue here – the need for improved emergency radio services - by collaborating with CREST to come up with a viable plan that does not throw a commercial 5G-enabled cell tower into the mix.

Section A.4.4.1 of Salt Spring's Official Community Plan commits the *Islands Trust* to ensuring:

"our community continues to function as an authentic, resident-centred community in the face of internal and external pressures to change and grow."

Section C.5 of the plan: *Power and telecommunications Policies* pledges:

To accommodate the facilities that provide Salt Spring Island with necessary power and telecommunications services, **while minimizing impacts on neighbourhoods, community health, the natural environment and resource lands.** (C.5.1.1.1)

So – back to Planner Mayes Report.

Land Use Related

Saying that this Channel Ridge site is a good place to put a tower because there is already one there implies it was a good place to put the first one. Which it wasn't.

- It is a residential area
- It is near a popular recreational site

- It is adjacent to a protected and vulnerable watershed
- It is a fire-hazard placed in a fire-prone forest at a time when we are experiencing periods of unprecedented and prolonged drought

As Planner Mayes notes, the property is in a zone rated HIGH to medium for important natural areas in the Salt Spring Island Local Trust Area.

This provides you with a land-use related reason for non-concurrence if I ever saw one.

Project Description

Rogers may place 11 *initial* antennas on the tower. The total projected number is 22.

Correct Numbers of Correspondence Received

Cypress's Public Consultation Process- 164 pieces of correspondence were opposed, 48 were supportive and 3 were neutral.

Trust correspondence received to date: (Yes, I counted everything I read.) 301 opposed to the project, including 64 petition signatures. 66 in favour.

Health

The report included a misguided quote: "The Government of Canada notes ... Misinformation and opinions on the health risks from exposure to radiofrequency electromagnetic fields are increasing on social media and on the Internet". This statement is an affront to the many reputable scientists who have dedicated their careers and their lives to protecting communities like ours from the false belief that cell towers are safe.

And let's look at the source of that quote. Is a federal government that is lobbied by big telecom twice a day and is making billions this month from selling the 3500 MHz spectrum for 5G ready to admit that the product their associates are peddling is toxic?

Trust Policy Related

1. **Yes** – Industry Canada likely revoked the 1996 *Letter of Understanding* on cell tower siting. Industry Canada created a Client Procedure Circular in 2008 that would have replaced any existing Letters of Understanding.

2. **No** – Industry Canada likely did not revoke our 2001 *Cellular Antennae Proposal Form and Procedural Guidelines*. How could they revoke a procedure we created? At some point, they may have suggested it was outdated.

I have yet to see anything about 1 or 2 above confirmed in writing by ISED. Have you?

3. **Double No** – ISED could not revoke *The Cellular Phone Transmission Antenna Location Policy Recommendations* made by the Salt Spring Advisory Planning Committee, which contrary to

Planner Mayes' claim, **the SSI Trust voted to accept as policy in April 2001.** As you know, it is the most enlightened and protective radiation exposure guideline in the country. ISED can override it, but according to the Local Government Act, they can't revoke it. **Which means we still have this precautionary policy in place.**

To Sum it Up

Allowing another commercial cell tower on Salt Spring today may create countless headaches tomorrow. Look at the asbestos fiasco. How many of us are still living with this known carcinogen in our homes?

Please act with courage and clarity.

Please separate CREST from Rogers. We can find a better option for improved emergency services.

Please protect our ecosystems, our climate and our health and safety,

Wishing you All the Best,

Oona

Mon, Sept 5, 2022 at 1:26 p.m.

Rogers Communication Inc. (Rogers) tower proposal W2716 at Channel Ridge, Salt Spring Island

Oona McOuat <oonasong@yahoo.com>

To: David Marlor

Cc: Elizabeth - M.P. May, Elizabeth - M.P. May, Elizabeth May, Laura Patrick, Stefan Cermak

Hi David,

I hope you had a lovely long weekend.

Last week, I received the message below from Susan Hart, Executive Director General of Spectrum Management for ISED.

Ms. Hart notes that it was the Trust and not ISED that declared our 2001 antenna siting protocol obsolete.

"ISED also confirmed with the Salt Spring Island Land Trust Committee (SSLTC), as the land-use authority, that they deemed their 2001 Cellular Antennae Proposal Form and Procedural Guideline to be obsolete at the time. As such, the SSLTC instructed Rogers to proceed with the ISED default consultation process, as per CPC-2-0-03, but with some additional elements to meet SSLTC's new requirements."

Meanwhile, a staff report found in the agenda package from the July 27, 2021 LTC meeting states:

"In preliminary discussions with staff, the proponent was advised the SS LTC has not adopted a telecommunications policy following ISED's revoking of the 2001 Procedure for Cellular Phone Antenna Proposals and Letter of Understanding (due to dated procedural guidelines).

There are at least 2 letters written by me found in the public record, sent before the LTC wrote their letter of concurrence, which question the statement above and ask for clarification on how ISED could revoke a policy passed by a local government by resolution, with no response. I also asked the same question in person to the SSI LTC during a Town Hall and was actually belittled in response.

I still hold to my belief that given that the 2001 Procedural Guideline was passed by resolution, the Community Charter and the Local Government Act affirm it needed to have been amended or revoked by resolution before it was cast aside by the Salt Spring LTC. David, you have said this was not the case. (There is no record of the SSI LTC having passed a resolution to alter or cast aside this 2001 guideline before or at the time of the Channel Ridge siting application.)

Further, Rogers did not fulfill the "additional elements" the SSLTC requested, and in truth, the LTC was not entitled to make any "new requirements" during the tower siting application process as the Model Antenna Siting agreement was not adopted by the LTC until November 2021, *after* the August 19, 2021 letter of concurrence was written.

In response to your August 26 comment that:

As this is Federal, the Provincial legislation does not apply. The process is owned by ISED, not the local trust committee,

Is there anything in the provincial legislation that governs how local governments make decisions that says that it does not apply to antenna siting protocols? You do realize that land use authorities are given the right by ISED to write letters of non-concurrence if a proposed tower does not comply with the land use requirements established by their protocols?

Ms. Hart states that:

"The consultation process provides the opportunity for municipalities to make an informed decision regarding providing their concurrence for the proposed antenna structure. ISED does not become involved in the process unless requested by the land-use authority (LUA) or the proponent."

Further, ISED, as you know, encourages local governments to create antenna siting protocols, like our 2001 document, in order to ensure that local land use preferences are clear to proponents. The 2001 policy guideline had very specific steps in it that proponents had to take when proposed cell towers were to be built within 500 meters of homes, as is the case in this Channel Ridge siting. (The nearest home is 43 meters from the tower site.) These steps were not taken by Rogers.

What can be done to remedy this situation?

All the Best,
Oona

----- Forwarded Message -----

From: STS DGSO / DGOGS SST (IC) <ic.stsdgso-dgogssst.ic@ised-isde.gc.ca>

To: [REDACTED]

Cc: STS DGSO / DGOGS SST (IC) <ic.stsdgso-dgogssst.ic@ised-isde.gc.ca>

Sent: Tuesday, August 30, 2022 at 06:07:29 a.m. PDT

Subject: Rogers Communication Inc. (Rogers) tower proposal W2716 at Channel Ridge, Salt Spring Island

Dear Oona McOuat:

On behalf of the Honourable François-Philippe Champagne, Minister of Innovation, Science and Industry, I would like to thank you for taking the time to share your concerns with us in your email of August 11, 2022 regarding the Rogers Communication Inc. (Rogers) tower proposal W2716 at Channel Ridge, Salt Spring Island, British Columbia.

Innovation, Science and Economic Development (ISED) Canada recognizes the need to have a collaborative and consultative policy with respect to antenna-supporting structures. To facilitate this, our document entitled “[CPC-2-0-03 Radiocommunication and Broadcasting Antenna Systems](#)” (CPC-2-0-03) was established to set out the procedures to be followed by all radiocommunication operators, including providers of cell phone services, broadcasters and public utilities. These procedures include the requirement for the proponent of an antenna system to respond to all reasonable and relevant concerns received during the public consultation process.

CPC-2-0-03 requires that proponents consult with municipalities and notify local residents before an antenna structure is installed. The consultation process provides the opportunity for municipalities to make an informed decision regarding providing their concurrence for the proposed antenna structure. ISED does not become involved in the process unless requested by the land-use authority (LUA) or the proponent.

In regards to the Rogers tower proposal at Channel Ridge, Salt Spring Island, Rogers conducted a public consultation process through its agent, Cypress Land Services (Cypress), using the ISED default public consultation process as outlined in CPC-2-0-03. ISED also confirmed with the Salt Spring Island Land Trust Committee (SSLTC), as the land-use authority, that they deemed their 2001 Cellular Antennae Proposal Form and Procedural Guideline to be obsolete at the time. As such, the SSLTC instructed Rogers to proceed with the ISED default consultation process, as per CPC-2-0-03, but with some additional elements to meet SSLTC’s new requirements. On August 19, 2021, the SSLTC provided concurrence regarding this tower proposal.

Since then, ISED has reviewed the public consultation process conducted by Cypress and found that the process was properly administered and conducted in compliance with the CPC-2-0-03. ISED has also determined that Cypress and Rogers took measures which exceeded our requirements. As such, ISED determined that the regulatory processes have been properly followed.

I encourage you to remain engaged in the process and communicate any further concerns to the SSLTC or Rogers.

Thank you for taking the time to share your concerns with the Department.

Sincerely,

Susan Hart

Executive Director General, Spectrum Management Operations Branch

Spectrum and Telecommunications Sector

From: Julian Clark <[REDACTED]>
Sent: Saturday, April 8, 2023 10:11 AM
To: Timothy Peterson; Jamie Harris; Laura Patrick; SSInfo
Cc: 'Oona McOuat'; 'directorssi'; Stefan Cermak; ic.stsdgso-dgogsst.ic@ised-isde.gc.ca; Ken.Pungente@ised-isde.gc.ca; 'Gail Sjoberg'
Subject: ISED's April 5th letter is misleading and misrepresents the facts
Attachments: Ken Pungente April 5, 2023 Letter.pdf; Response to April 5, 2023 Letter from Pungente.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Trustees,

Mr. Pungente's letter (attached) dated April 5, 2023 to Chair Peterson regarding the Rogers tower at Channel Ridge is misleading, and misrepresents the facts as they have been recorded in the public documentation.

In his letter, Mr. Pungente states:

"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."

I have scoured the July 27, 2021 "Staff Report" for any semblance of words strung together that state what Mr. Pungente asserts; that "the report stated the ISED default process is to be followed" and can find nothing of the sort. What I do find is the following:

1. *"In preliminary discussions with staff, the proponent was advised the SS LTC has not adopted a telecommunications policy following ISED's revoking of the 2001 Procedure for Cellular Phone Antenna Proposals and Letter of Understanding (due to dated procedural guidelines). Staff advised the applicant a Model Strategy for Antenna Systems is presently under consideration by the SS LTC and could serve as a guiding document."*

As communicated by Oona McOuat in her emails over the last couple of days regarding Mr Pungente's letter, ISED cannot revoke the 2001 LTC Antenna Siting Policy. That can only be achieved by a resolution passed by the SS LTC, or by adoption of a new policy to replace the existing one. Neither of these things occurred at the time the staff report was written.

More importantly, staff advised Rogers and CREST that the Model Strategy for Antenna Systems was under consideration and could serve as a guiding document.

2. *“the model strategy may address the deficiencies of ISED’s default strategy as identified by the consultants – Van Hemert & Co. – including application requirements, cost recovery, pre-consultation and community based dialogue”*

This quote is within the Issues and Opportunities section of the staff report where the Model Strategy for Antenna Systems is discussed in detail, including steps taken since May 2018 to advance this protocol to policy. The statement makes it clear that SS LTC staff were aware the ISED default strategy has many deficiencies.

3. *“In the absence of an adopted SS LTC telecommunication consultation protocol, the proponent has undertaken an enhanced consultation, using the default ISED CPC-2-0-03 protocol as well as guidelines extracted from the Model Strategy for Antenna Systems”*

This quote is within the Rationale for Recommendation section of the staff report. This section provides the Trustees with reasons for why staff were recommending concurrence. And it is clear that the SS LTC believed Rogers and CREST had undertaken more than the ISED default; that they had undertaken guidelines extracted from the Model Strategy for Antenna Systems.

4. *“Please be advised that ROGERS and CREST have completed the public consultation process, following Islands Trust draft Model Public Consultation Protocol for Local Trust Areas, as it relates the proposed wireless antenna installations in the above noted subject line.”*

There are several appendices provided in the staff report. This quote is the first sentence in Appendix # 3, a 102-page document entitled “Summary of Consultation and Request for Concurrence for a ROGERS Wireless Communications Facility”, dated May 31 2021. This document is the Rogers/CREST application requesting a concurrence decision be granted by the SS LTC in their favour.

This statement alone indicates clearly that the SS LTC had asked that the Model Protocol be followed. Why else would Rogers/CREST have undertaken the significantly more rigorous requirements of this protocol over the ISED default protocol? Its placement as the very first sentence in such a lengthy application makes it clear that Rogers/CREST both understood and expected the SS LTC staff and their Trustees would be relying on this assertion.

5. Appendix # 4 – Model Strategy For Antenna Systems

There was only one antenna siting protocol included in the staff report; that being the Model Strategy. The ISED default protocol was not included. If the SS LTC staff *“stated the ISED default process is to be followed”* as asserted by Mr. Pungente in his April 5th letter, why would they provide the Trustees with the Model Strategy rather than the ISED default protocol? The inclusion of the Model Strategy, and exclusion of the ISED default protocol in the staff report provides clear evidence as to what staff expected.

The remaining information provided by Mr. Pungente in his April 5th letter relates to supposed discussions between ISED and the Chair of the SS LTC (who was not present for the March 22, 2022

rescindment resolution) and Islands Trust staff, who do not include the writer of the staff report. These discussions were not documented when they occurred. There are no publicly recorded minutes of these discussions.

And perhaps even more concerning is on what basis these discussions took place? There is no reference in the federal regulations (CPC 2-0-03) to ISED getting involved in negotiations between Proponents and Land Use Authorities (LUA) unless a dispute resolution process is triggered by either party. That did not occur in this case until the SS LTC requested an Impasse on April 4, 2023.

Furthermore, Susan Hart, the Executive Director General of Spectrum Management Operations Branch (the regulatory branch of ISED) stated in an email to Oona McQuat on August 30, 2022:

CPC-2-0-03 requires that proponents consult with municipalities and notify local residents before an antenna structure is installed. The consultation process provides the opportunity for municipalities to make an informed decision regarding providing their concurrence for the proposed antenna structure. ISED does not become involved in the process unless requested by the land-use authority (LUA) or the proponent.

CPC 2-0-03 informs us as to what one could expect if either the Proponent or the LUA request ISED to become involved. From Section 5 of the regulations:

The dispute resolution process aims to formally resolve, as soon as possible, any impasse in the discussions between the parties.

If ISED receives a written request to intervene from a party other than a member of the general public about a reasonable and relevant concern, ISED will require the parties involved to provide and share any information related to the dispute. ISED may also collect or obtain other useful information and request the parties to provide a new submission, if necessary.

If Rogers requested ISED involvement prior to the May 2022 ISED letter, it was done so on an informal basis. The SS LTC never received any notice from ISED as to the terms of their involvement at that time, nor did the SSI LTC receive a copy of any written request by Rogers to have ISED involved.

In conclusion, Mr. Pungente's letter of April 5th is deeply disturbing.

From August 2021 forward, one month after concurrence was granted, there is a plethora of documentation in the public records (most of which was shared with ISED) that recognize and catalog material inaccuracies and incompleteness in the Rogers/CREST application and consultation process related to the siting of the Channel Ridge tower. Rogers and Crest falsified their application and did not fulfill the requirements they indicated they had completed. How then was the SS LTC expected "to make an informed decision regarding providing their concurrence for the proposed antenna structure" as stated by Susan Hart?

As described in this email, the staff report was very clear, and ROGERS/CREST were very clear, that the Trustees decision to concur with Rogers proposed tower siting was based on Rogers having completed the Model Strategy protocol. Any reasonable person reading the entirety of the staff report would come to this conclusion.

How then can an unbiased regulator arrive at a conclusion completely different from where the facts lead? Why would an unbiased regulator raise informal and undocumented discussions with individuals that weren't present for the rescindment resolution to support their perplexing conclusions?

From the outset, the key issue in this case has been that the SS LTC was provided inaccurate and incomplete information from the Proponent, and was asked to make an informed decision to provide concurrence based on false assertions. Now we are faced with a regulator that is seemingly misrepresenting the facts to arrive at a conclusion that is misleading. This is truly disturbing!

For these reasons, it is imperative that the Impasse filed by yourselves on April 4, 2023 be reviewed by an impartial, independent party. Mr. Pungente and the other ISED officers that have arrived at a conclusion without comprehensively reviewing the facts of the case should recuse themselves from the dispute resolution process.

Section 5 of CPC 2-0-03, the Dispute Resolution Process, does not provide a detailed roadmap of how the process should be undertaken, however, it does state:

Based on the information provided, ISED may:

- *suggest to the parties that they use another dispute resolution process in order to reach a final agreement;*

If there were ever a situation where ISED should apply this provision in the regulations, it is here and now. Rogers and the SS LTC should appoint a mutually agreed upon arbitrator. It is in everyone's best interest that an independent review of the facts be pursued in this case! It is also in everyone's best interest that ISED demand Rogers stop all development activity at the site until such time as an independent arbitrator reviews the case and provides a ruling.

Respectfully,

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





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
Bureaux côtiers de la Colombie-Britannique
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.



Innovation, Science and
Economic Development Canada
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1230 Government Street, Room 430
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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

To: Tim Peterson, Jaime Harris, Laura Patrick, SSI LTC

Copy: Oona McOuat
Gary Holman, SSI CRD Director
Stefan Cermak, Islands Trust Planning
Susan Hart, ISED
Ken Pungente, ISED
Gail Sjoberg, Driftwood

Re: **ISED's April 5th letter is misleading and misrepresents the facts**

Dear Trustees,

Mr. Pungente's letter (attached) dated April 5, 2023 to Chair Peterson regarding the Rogers tower at Channel Ridge is misleading, and misrepresents the facts as they have been recorded in the public documentation.

In his letter, Mr. Pungente states:

"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."

I have scoured the July 27, 2021 "Staff Report" for any semblance of words strung together that state what Mr. Pungente asserts; that "the report stated the ISED default process is to be followed" and can find nothing of the sort. What I do find is the following:

1. *"In preliminary discussions with staff, the proponent was advised the SS LTC has not adopted a telecommunications policy following ISED's revoking of the 2001 Procedure for Cellular Phone Antenna Proposals and Letter of Understanding (due to dated procedural guidelines). Staff advised the applicant a Model Strategy for Antenna Systems is presently under consideration by the SS LTC and could serve as a guiding document."*

As communicated by Oona McOuat in her emails over the last couple of days regarding Mr Pungente's letter, ISED cannot revoke the 2001 LTC Antenna Siting Policy. That can only be achieved by a resolution passed by the SS LTC, or by adoption of a new policy to replace the existing one. Neither of these things occurred at the time the staff report was written.

More importantly, staff advised Rogers and CREST that the Model Strategy for Antenna Systems was under consideration and could serve as a guiding document.

2. *"the model strategy may address the deficiencies of ISED's default strategy as identified by the consultants – Van Hemert & Co. – including application requirements, cost recovery, pre-consultation and community based dialogue"*

This quote is within the Issues and Opportunities section of the staff report where the Model Strategy for Antenna Systems is discussed in detail, including steps taken since May 2018 to advance this protocol to

policy. The statement makes it clear that SS LTC staff were aware the ISED default strategy has many deficiencies.

3. *“In the absence of an adopted SS LTC telecommunication consultation protocol, the proponent has undertaken an enhanced consultation, using the default ISED CPC-2-0-03 protocol as well as guidelines extracted from the Model Strategy for Antenna Systems”*

This quote is within the Rationale for Recommendation section of the staff report. This section provides the Trustees with reasons for why staff were recommending concurrence. And it is clear that the SS LTC believed Rogers and CREST had undertaken more than the ISED default; that they had undertaken guidelines extracted from the Model Strategy for Antenna Systems.

4. *“Please be advised that ROGERS and CREST have completed the public consultation process, following Islands Trust draft Model Public Consultation Protocol for Local Trust Areas, as it relates the proposed wireless antenna installations in the above noted subject line.”*

There are several appendices provided in the staff report. This quote is the first sentence in Appendix # 3, a 102-page document entitled “Summary of Consultation and Request for Concurrence for a ROGERS Wireless Communications Facility”, dated May 31 2021. This document is the Rogers/CREST application requesting a concurrence decision be granted by the SS LTC in their favour.

This statement alone indicates clearly that the SS LTC had asked that the Model Protocol be followed. Why else would Rogers/CREST have undertaken the significantly more rigorous requirements of this protocol over the ISED default protocol? Its placement as the very first sentence in such a lengthy application makes it clear that Rogers/CREST both understood and expected the SS LTC staff and their Trustees would be relying on this assertion.

5. Appendix # 4 – Model Strategy For Antenna Systems

There was only one antenna siting protocol included in the staff report; that being the Model Strategy. The ISED default protocol was not included. If the SS LTC staff *“stated the ISED default process is to be followed”* as asserted by Mr. Pungente in his April 5th letter, why would they provide the Trustees with the Model Strategy rather than the ISED default protocol? The inclusion of the Model Strategy, and exclusion of the ISED default protocol in the staff report provides clear evidence as to what staff expected.

The remaining information provided by Mr. Pungente in his April 5th letter relates to supposed discussions between ISED and the Chair of the SS LTC (who was not present for the March 22, 2022 rescindment resolution) and Islands Trust staff, who do not include the writer of the staff report. These discussions were not documented when they occurred. There are no publicly recorded minutes of these discussions.

And perhaps even more concerning is on what basis these discussions took place? There is no reference in the federal regulations (CPC 2-0-03) to ISED getting involved in negotiations between Proponents and Land Use Authorities (LUA) unless a dispute resolution process is triggered by either party. That did not occur in this case until the SS LTC requested an Impasse on April 4, 2023.

Furthermore, Susan Hart, the Executive Director General of Spectrum Management Operations Branch (the regulatory branch of ISED) stated in an email to Oona McOuat on August 30, 2022:

CPC-2-0-03 requires that proponents consult with municipalities and notify local residents before an antenna structure is installed. The consultation process provides the opportunity for municipalities to make an informed decision regarding providing their concurrence for the proposed antenna structure. ISED does not become involved in the process unless requested by the land-use authority (LUA) or the proponent.

CPC 2-0-03 informs us as to what one could expect if either the Proponent or the LUA request ISED to become involved. From Section 5 of the regulations:

The dispute resolution process aims to formally resolve, as soon as possible, any impasse in the discussions between the parties.

If ISED receives a written request to intervene from a party other than a member of the general public about a reasonable and relevant concern, ISED will require the parties involved to provide and share any information related to the dispute. ISED may also collect or obtain other useful information and request the parties to provide a new submission, if necessary.

If Rogers requested ISED involvement prior to the May 2022 ISED letter, it was done so on an informal basis. The SS LTC never received any notice from ISED as to the terms of their involvement at that time, nor did the SSI LTC receive a copy of any written request by Rogers to have ISED involved.

In conclusion, Mr. Pungente's letter of April 5th is deeply disturbing.

From August 2021 forward, one month after concurrence was granted, there is a plethora of documentation in the public records (most of which was shared with ISED) that recognize and catalog material inaccuracies and incompleteness in the Rogers/CREST application and consultation process related to the siting of the Channel Ridge tower. Rogers and Crest falsified their application and did not fulfill the requirements they indicated they had completed. How then was the SS LTC expected "to make an informed decision regarding providing their concurrence for the proposed antenna structure" as stated by Susan Hart?

As described in this email, the staff report was very clear, and Rogers/CREST were very clear, that the Trustees decision to concur with Rogers proposed tower siting was based on Rogers having completed the Model Strategy protocol. Any reasonable person reading the entirety of the staff report would come to this conclusion.

How then can an unbiased regulator arrive at a conclusion completely different from where the facts lead? Why would an unbiased regulator raise informal and undocumented discussions with individuals that weren't present for the rescindment resolution to support their perplexing conclusions?

From the outset, the key issue in this case has been that the SS LTC was provided inaccurate and incomplete information from the Proponent, and was asked to make an informed decision to provide concurrence based on false assertions. Now we are faced with a regulator that is seemingly misrepresenting the facts to arrive at a conclusion that is misleading. This is truly disturbing!

For these reasons, it is imperative that the Impasse filed by yourselves on April 4, 2023 be reviewed by an impartial, independent party. Mr. Pungente and the other ISED officers that have arrived at a conclusion without comprehensively reviewing the facts of the case should recuse themselves from the dispute resolution process.

Section 5 of CPC 2-0-03, the Dispute Resolution Process does not provide a detailed roadmap of how the process should be undertaken, however, it does state:

Based on the information provided, ISED may:

- *suggest to the parties that they use another dispute resolution process in order to reach a final agreement;*

If there were ever a situation where ISED should apply this provision in the regulations, it is here and now. Rogers and the SS LTC should appoint a mutually agreed upon arbitrator. It is in everyone's best interest that an independent review of the facts be pursued! It is also in everyone's best interest that ISED demand Rogers stop all development activity at the site until such time as an independent arbitrator reviews the case and provides a ruling.

Respectfully,

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



From: Julian Clark <[REDACTED]>
Sent: Wednesday, April 12, 2023 1:14 PM
To: Timothy Peterson; Jamie Harris; Laura Patrick; SSInfo
Subject: Draft Letter to ISED Regarding Impasse Process
Attachments: Draft Letter to ISED regarding Impasse Process.pdf

Trustees,

I plan to join the regular LTC meeting tomorrow to present the need to demand two things from ISED:

1. That the Impasse process be governed by an impartial and independent party
2. That Rogers' continuing site construction be stopped until the Impasse ruling is delivered

To make this a little bit easier for the LTC to achieve quickly, I will be providing you with a "Draft Letter". But rather than surprise you with that draft I thought it best to deliver it to you now in the hopes that you might find a minute or two before tomorrow's meeting to consider its' contents.

Thank you,

Julian Clark
On behalf of the Concerned Residents of Canvasback

Draft Letter to ISED regarding Impasse Process

April 13, 2023

File No: SS-CELLA-2020.1

Dear Ms. Hart,

Please be aware that on April 5th the Salt Spring Island Local Trust Committee (SS LTC) filed an Impasse with Mr. Pungente of ISED requesting a review by the Minister of Innovation, Science and Economic Development Canada regarding ISED's current position that the SS LTC rescission of concurrence for the Rogers tower proposal on Channel Ridge is not valid.

We are writing to ensure the process followed for this Impasse observes the principle of natural justice, procedural fairness, and is a process that does not base its decision on an erroneous finding of fact without regard for the material put before ISED. In the event any of these principles are not adhered to throughout the process, we believe the Impasse will be vulnerable to a judicial review under Section 18.1 of the Federal Court Act.

We note that the Code of Conduct regarding "Natural Justice" has been defined by several federal departments as including, that Members of the Appeal Tribunal:

"shall disqualify themselves from any proceeding where they know or reasonably ought to know that:

- I. they would be in conflict of interest in making the decision; or*
- II. that their participation may create a reasonable apprehension of bias"*

"are expected to approach each case with an open mind and must at all times be seen to be impartial and objective"

We note that Mr. Pungente, Mr. Ries, Mr. Fu, Mr. Rochon and yourself, all members of ISED, have previously opined on this matter in favour of Rogers without comprehensive review of the evidence presented. This situation makes it impossible for ISED members to conduct themselves in a manner that will not cast doubt on their ability to perform the duties of a Member of the Appeal Tribunal objectively. Involving ISED members in the Impasse would clearly create the appearance of impropriety in this appeal process.

We therefore implore ISED to put this Impasse matter before an independent and impartial Arbitrator, that is mutually agreeable to both ISED and the SS LTC. It is only in this manner that the appeal process can be seen as having been carried out with integrity and within the principle of natural justice and procedural fairness. We also strongly believe this is the only path forward that will result in all parties affected being willing to accept the decision emanating from the Impasse process.

Furthermore, we wish to bring to your attention that Rogers continue to work on the construction of the tower at the proposed site, with total disregard to the Impasse that has been filed and the ruling that is yet to be delivered. This continued construction may very well prejudice the Impasse decision.

In addition, this proposed site is defined in the SS LTC's Official Community Plan as being environmental sensitive and is considered a high bio-diversity location. The SS LTC has ordered Rogers to cease all development work until such time as this matter has been properly and comprehensively considered. However, Rogers have continued to utilize excavators and rock drilling equipment to tear up the land, causing irreparable harm.

We therefore request that ISED instruct Rogers to immediately cease all development activity at the proposed site until a decision is rendered in the Impasse.

The principles of natural justice require that the appeal proceedings be conducted in a manner that is transparent and seen to be fair. Given the lack of clarity in Section 5 of CPC 2-0-03 regarding the Dispute Resolution process, we look forward to an expeditious and thorough response to the two material matters raised in this letter.

Respectfully,

Chair Peterson

Copies delivered to:

Minister Champagne
MP Elizabeth May
Islands Trust Chair Peter Luckham
B.C. Premier Eby

From: Julian Clark <[REDACTED]>
Sent: Thursday, April 13, 2023 11:16 AM
To: Timothy Peterson; Jamie Harris; Laura Patrick; SSIInfo
Subject: Revised draft letter to ISED
Attachments: Draft Letter to ISED regarding Impasse Process.pdf

Further to my presentation during the town hall portion of today's meeting, attached is an electronic version of the letter provided. This letter has been slightly revised from the version provided to you yesterday. Two important points:

1. Please send this (or something like it) out as soon as possible – we need ISED to handle the dispute resolution process by applying natural justice principles and procedural fairness. They might be more inclined to do this if they are aware that affected parties may file for a judicial review of their decision.
2. If and when ISED provide you with a formal response (decision) on the Impasse, please let me know as soon as possible. To be eligible to file for a judicial review, the filing must be made by an affected party within 30 days of the decision.

Thanks,

Julian Clark

Draft Letter to ISED regarding Impasse Process

April 13, 2023

File No: SS-CELLA-2020.1

Dear Ms. Hart,

Please be aware that on April 5th the Salt Spring Island Local Trust Committee (SS LTC) filed an Impasse with Mr. Pungente of ISED requesting a review by the Minister of Innovation, Science and Economic Development Canada regarding ISED's current position that the SS LTC rescission of concurrence for the Rogers tower proposal on Channel Ridge is not valid.

We are writing to ensure the process followed for this Impasse observes the principle of natural justice, procedural fairness, and is a process that does not base its decision on an erroneous finding of fact without regard for the material put before ISED. In the event these principles are not followed, the Impasse process may be the subject of judicial review before the Federal Court.

As Mr. Pungente, Mr. Ries, Mr. Fu, Mr. Rochon and yourself, all members of ISED, have previously opined on this matter in favour of Rogers without any comprehensive review of the evidence presented, we implore ISED to put this Impasse process [dispute resolution] before an independent and impartial arbitrator that is mutually agreeable to both ISED and the SS LTC. Otherwise, it is not apparent how ISED members could possibly act in the matter without having a conflict of interest, or creating a reasonable apprehension of bias, or having an open mind, or being seen as impartial and objective, respectively consistent with the requirements of natural justice and procedural fairness.

Furthermore, we wish to bring to your attention that Rogers continue to work on the construction of the tower at the proposed site, with total disregard to the Impasse that has been filed and the ruling that is yet to be delivered. This continued construction may well prejudice the Impasse decision.

In addition, this proposed site is defined in the SS LTC's Official Community Plan as being environmentally sensitive and is considered a high bio-diversity location. The SS LTC has ordered Rogers to cease all development work until such time as this matter has been properly and comprehensively considered. However, Rogers have continued to utilize excavators and rock drilling equipment to tear up the land, causing irreparable harm.

We therefore request that ISED instruct Rogers to immediately cease all development activity at the proposed site until a decision is rendered in the Impasse.

The principles of natural justice require that the present process be conducted in a manner that is transparent and seen to be fair. Given the lack of clarity in Section 5 of CPC 2-0-03 regarding the Dispute Resolution process, we look forward to an expeditious and thorough response to the two material matters raised in this letter.

Respectfully,

Chair Peterson

Copies delivered to:

Minister Francois-Philippe Champagne

MP Elizabeth May

Islands Trust Chair Peter Luckham

B.C. Premier David Eby

From: Oona McOuat <[REDACTED]>
Sent: Sunday, April 23, 2023 10:16 AM
To: Naomi Singh; Elizabeth - Riding 1 May
Subject: The Little Island that said No to Big Telecom (and the federal government that Ignored them)
Attachments: C4ST News Release Minister Champagne ISED regulator 20Apr2023.pdf

The small island of Salt Spring, BC has made it crystal clear to Rogers and federal officials that it doesn't want a 14-story cell tower built on environmentally critical land within 42 meters of homes, desecrating an area identified by archaeologists as culturally sensitive to First Nations. Yet the tower is being built anyway.

The state of telecommunications in Canada reads like a corporate corruption thriller. Telecoms lobby the federal government an average of twice a day. Rogers is given the green light to buy out Shaw. And now former liberal Industry Minister Navdeep Bains lands a top-paying power position at the newly consolidated Rogers.

But where the story is really being played out is on the ground, in watersheds and neighbourhoods like Channel Ridge, Salt Spring. Here, where Rogers has falsified its tower application, the federal officials who are allowing the tower to be built anyway are former colleagues of the Rogers' executive representing the project - who, like Bains, left government to work for big telecom, and residents are left out in the rain, facing down bulldozers and wondering why no one's paying attention to this David and Goliath debacle underway in their backyards.

A Media Release with full details is attached,

With Warm Regards,
Oona McQuat

Let's Connect Salt Spring
Towers Matter.com



Virus-free. www.avast.com

For immediate release

**Time for Minister Champagne to make good on his word to
“be like a hawk on behalf of Canadians”. His Ministry is sitting on its hands
while cell tower companies trample on the rights of residents.**

OAKVILLE, ON. April 20, 2023. When is a regulator not a regulator? Groups across Canada say: when it disregards blatant breaches of its own processes allowing corporations to totally disregard decisions made by local governments not supporting the installation of telecommunications towers.

Citizens' groups and non-profit volunteer-based organizations across Canada are calling for the responsible Minister, François-Philippe Champagne, to ensure his department requires that telecommunications companies adhere to Innovation Science and Economic Development Canada's (ISED) own procedures.

BC is a current hot spot.

At Channel Ridge, Salt Spring Island, Rogers has the support of ISED to put up a 40-metre cell tower in a residential area, despite the local land use authority pointing out that Rogers did not respect ISED's procedures. According to the Salt Spring Island Local Trust Committee, “The proponents (Rogers and CREST) falsely asserted they had fulfilled the protocol, provided inaccurate information, and omitted material information in their application.” Julian Clark, spokesperson for the concerned residents, added “Had Rogers not falsified their application, that particular site could not have been chosen.”
(See Clark's letter to the Prime Minister below).

“This is only one example of what is going on across the country. We have examples of the federal government regulator for cell tower approvals ISED allowing TELUS to proceed with a cell tower installation when residents in Qualicum Beach, BC, tried, unsuccessfully, to restart the public consultation process when at least eight residents within the prescribed area had not received notification of the proposed cell tower,” says Frank Clegg, co-founder of Canadians for Safe Technology and a former president of Microsoft Canada.

“This is nothing new,” says Sharon Noble of Citizens for Safer Technology based in BC, “About 25 years ago on Triangle Mountain in Colwood, BC, Rogers misled the local Council about their intentions, did not consult and inform the residents, and Industry Canada allowed this -- allowing Rogers to build a second FM tower virtually in people's backyards.”

Minister Champagne was recently quoted as saying he would be “like a hawk on behalf of Canadians.” Residents of Channel Ridge are not alone in feeling that the Minister “is not walking the talk.” Minister Champagne must do as he says, put Canadians first, and regulate this industry.

Clark says, “The Local Trust Committee has now triggered the dispute resolution mechanism outlined in section 5 of ISED's Client Procedures Circular -- CPC-2-0-03. Unfortunately, the same regulators that forced the LTC to accept a false application are the people who rule on the dispute.”

More than 20,000 Canadians are urgently appealing to the Government of Canada to “provide a meaningful, transparent process for municipalities and their citizens to have a decisive say over the installation of cellular network antennas.” This Appeal also calls for the suspension of further wireless infrastructure and the promotion of fibre optic and other wired connections.

The non-profit volunteer-based organizations listed below are willing to provide testimony and suggestions to ISED.

– 30 –

<u>Contacts</u> Marg Friesen, Canadians for Safe Technology Email: [REDACTED]	Julian Clark, Spokesperson for Concerned Residents of Channel Ridge, Salt Spring Island BC Phone: [REDACTED] Email: [REDACTED]
--	--

SUPPORTING ORGANIZATIONS

Oona McQuat, Let's Connect Salt Spring

Phone: [REDACTED]

Sharon Noble, Citizens for Safer Technology

Email: [REDACTED]

Barbara Payne, Electromagnetic Pollution Illnesses Canada Foundation (EPIC)

Phone : [REDACTED]

Shelley Wright, Canadian Educators for Safe Technology

Email: [REDACTED]

Marg Friesen, Manitobans for Safe Technology

Email: [REDACTED]

Lori Curran, Albertans for Safe Technology

Email: [REDACTED]

[REDACTED] Vancouver Island Safe Tech Alliance (VISTA)

Email: [REDACTED]

BACKGROUND INFORMATION:

1. Industry, Science and Economic Development Canada – Client Procedures Circular CPC-2-0-03, Radiocommunication and Broadcasting Antenna Systems

<https://ised-isde.canada.ca/site/spectrum-management-telecommunications/en/learn-more/key-documents/procedures/client-procedures-circulars-cpc/cpc-2-0-03-radiocommunication-and-broadcasting-antenna-systems>

2. URGENT APPEAL to the Government of Canada to Suspend the 5G Rollout and to Choose Safe and Reliable Fibre Connections. [REDACTED]

3. Letter to Prime Minister Trudeau from Julian Clark, Spokesperson for the Concerned Residents of Channel Ridge, Salt Spring Island, BC. (April 2, 2023) on the following two pages.

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: Pungente, Ken (ISED/ISDE) <ken.pungente@ised-isde.gc.ca>
Sent: Friday, April 28, 2023 1:27 PM
To: Jennifer Baddeley; Chris Hutton
Cc: Salt Spring Island Local Trust Committee; Michael.Krenz@rci.rogers.ca; tawny@cypresslandservices.com; Ries, Bernie (ISED/ISDE); Samuel Sugita; Fu, Michael (ISED/ISDE)
Subject: RE: Wireless Telecommunications site at Channel Ridge, Salt Spring Island
Attachments: Planning Manager Salt Spring Island Team - Rogers Telecommunication Tower W2716.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good Afternoon Mr. Hutton,

Please see attached official response from ISED regarding the SSLTC's request for impasse.

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: April 5, 2023 4:14 PM
To: Pungente, Ken (ISED/ISDE) <ken.pungente@ised-isde.gc.ca>; Chris Hutton <chutton@islandstrust.bc.ca>
Cc: Salt Spring Island Local Trust Committee <SaltSpringIslandLocalTrustCommittee@islandstrust.bc.ca>; Michael.Krenz@rci.rogers.ca; tawny@cypresslandservices.com; Ries, Bernie (ISED/ISDE) <bernie.ries@ised-isde.gc.ca>
Subject: RE: Wireless Telecommunications site at Channel Ridge, Salt Spring Island

Good afternoon Mr. Pungente,

Please see attached to this email the follow-up 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)



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

April 27, 2023

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

Attention: Mr. Chris Hutton
Regional Planning Manager, Salt Spring Island Team

Dear Mr. Hutton:

**Subject: Response for impasse request - ROGERS Telecommunication Tower
W2716 at Channel Ridge, Salt Spring Island**

This email is in response to your correspondence of April 5, 2023 regarding your submission of an impasse for the Rogers tower proposal located at Channel Ridge on behalf of the Land-Use Authority (LUA). By requesting an impasse, we understand that the LUA is requesting that Innovation, Science and Economic Development (ISED) commence a Dispute Resolution Process under Section 5 of [CPC-2-0-03 — Radiocommunication and Broadcasting Antenna Systems](#) (the CPC).

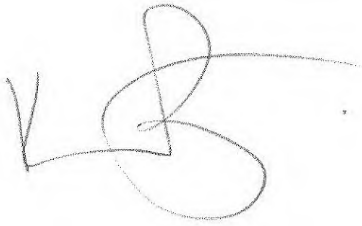
After reviewing your request, ISED has determined that a dispute resolution process is not warranted for the proposed tower. In making this decision, ISED relied on information provided by both the proponent and LUA to address the concerns identified in your recent letter:

- In May 2020, the LUA confirmed that it had not adopted a relevant telecommunications tower public consultation process and that the default public consultation process in the CPC should be used.
- In early 2021, at the request of the LUA, Rogers agreed to go beyond the minimum requirements of the CPC by increasing the notification area and including additional stakeholders.

In May 2021, after the consultation, Rogers sent a request for concurrence to the LUA which the LUA provided via a written letter dated August 19, 2021. In light of the above, ISED has determined that Rogers successfully completed the consultation process for this site proposal, by satisfying ISED's Default Public Consultation Process pursuant to Section 4 of the CPC.

The Dispute Resolution Process under Section 5 of CPC-2-0-03 is only applicable when Land-Use Authorities and tower proponents have reached an impasse regarding an ongoing public consultation. Since the relevant consultation process was successfully completed in the summer of 2021, ISED will not take steps to commence a Dispute Resolution Process in accordance with your request. Please reach out to the undersigned if you have any further questions.

Sincerely,

A handwritten signature in black ink, appearing to be 'K. Pungente', with a stylized, flowing script.

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
Cypress Land Services

From: Frants Attorp <[REDACTED]>
Sent: Wednesday, April 5, 2023 1:23 PM
To: SSInfo
Cc: Stefan Cermak; Chris Hutton; Louisa Garbo
Subject: OCP Survey Questions

Follow Up Flag: Follow up
Flag Status: Flagged

To Salt Spring Local Trust Committee:

Please include this survey as part of the public consultation process for the upcoming "focused OCP update". I ask that the survey be sent to every household to make the process as broad and inclusive as possible.

Regards,

Frants Attorp
[REDACTED]
[REDACTED]
[REDACTED]

My OCP Review Survey

1. Do you support the Islands Trust mandate "to preserve and protect the Trust Area and its unique amenities and environment for the benefit of residents of the Trust Area and of British Columbia generally...." (with the understanding that "unique" means one of a kind and "environment" means natural environment)?
2. Do you agree that environmental protection should be prioritized in Salt Spring's Official Community Plan—without excluding human needs? (Our OCP would still have to address housing needs as per Section 473 of the Local Government Act.)
3. Do you agree that, to maintain healthy ecosystems and protect water supplies, the island's population must be limited, and our OCP should continue to have a zoning cap based on credible, up-to-date science?

4. Do you agree that human impact on the environment must continue to be measured in terms of number of dwellings and projected population at build-out, not floor area or percentage of lot coverage?
5. Do you agree that rural character must be protected, and to do so, new development should be concentrated in or near existing settlements rather than dispersed across the island?
6. Do you agree that, while the Islands Trust has housing obligations under the Local Government Act, it cannot, as steward of a protected area, be expected to provide housing for everyone seeking to live on the island?
7. Do you agree that the Islands Trust should continue to facilitate government subsidized housing projects such as Croftonbrook and Dragonfly Commons?
8. Given that many secondary dwellings are going to tourist accommodation rather than long-term rentals; that studies show we may already be beyond sustainable build-out; and that climate change is making the future increasingly uncertain, do you agree that the Islands Trust should not make blanket changes allowing large numbers of new secondary dwellings across the island?
9. Do you agree that, to ease the housing crisis, the Islands Trust should make better use of existing housing stock; for example, by asking to have the provincial speculation and vacancy tax extended to the Gulf Islands, and stepping up enforcement of illegal STVRs?
10. Given that the Islands Trust powers are limited to zoning and it does not have the resources to manage housing issues such as covenants and housing agreements, should non-zoning responsibilities be handled by the CRD's new Local Community Commission?

From: Frants Attorp <[REDACTED]>
Sent: Wednesday, April 5, 2023 1:30 PM
To: SSIInfo
Subject: Please put this on public record

Follow Up Flag: Follow up
Flag Status: Flagged

To Salt Spring LTC:

This article appeared in the March 15, 2023 edition of the Driftwood newspaper. Please place it on the official record.

Regards,

Frants Attorp
Salt Spring Island

Experts Be Damned!

By Frants Attorp

The assault on the Islands Trust is gaining momentum. It is yet another reminder that elections have consequences.

At the February 9 Local Trust Committee meeting, Trustee Jamie Harris argued that, unlike the Sunshine Coast, “we don’t have a problem with lack of water”, that “we (the Trust) don’t need to have our noses in the water business” as water is already protected by the CRD and Ministry of Transportation, and that trades people “know where the water is.”

Mr. Harris doesn’t seem to understand that the Islands Trust, through its zoning powers, is responsible for protecting watersheds and ensuring there is enough water in perpetuity, not just for individual developers, but for entire neighbourhoods and all natural systems such as lakes and streams. Neither the CRD building inspector nor the Ministry of Transportation has such responsibilities. Are lay people with a monetary interest in development now the go-to water experts?

Trustee Harris’ development-at-any-cost agenda conflicts with efforts to strengthen proof-of-water requirements to meet provincial guidelines. A 2020 staff report on water sustainability states: “Currently, staff are receiving subdivision applications utilizing ‘well yield tests’ that have been carried out for as little as four hours. Senior Freshwater Specialist advises that these should not be considered ‘pumping tests’ sufficient to address policies around sufficient and sustainable

groundwater withdrawal for the life of the development, potential impacts to neighbouring wells, and the environment.”

A draft bylaw amendment from last May specifies, among other things, that pump tests must last a minimum of 12 hours (with the total daily required volume not taking more than 24 hours to pump), all while groundwater levels are continuously monitored. That amendment has still not been adopted.

Whether the issue is new subdivisions or blanket rezoning for Accessory Dwelling Units matters little—water use increases, less so at first, but dramatically and unpredictably over time as build-out is reached and climate change bites. That’s why long-term planning and respect for the precautionary principle are essential. Even without further rezoning, at least 5000 more people will need water once all existing lots are fully developed.

We all want more affordable housing, but unless the new units are guaranteed to go to the target group, simply increasing densities will do great damage without alleviating housing shortages. Water is a huge issue, along with other considerations such as protecting rural character, limiting growth and maintaining healthy ecosystems.

The Trust Policy Statement predicted this tug-of-war long ago: “Potential for conflict exists: conflict between short and long-term interests and between unlimited use of the Trust Area and ongoing stewardship.”

Conflict could be minimized if island residents were given the opportunity to help create a sustainable vision for the future before massive changes to our Official Community Plan are drafted. There’s a huge difference between an OCP review and a major OCP amendment—the first seeks broad public input about priorities and strategies, while the second marks the end of a process. Unfortunately, our trustees have decided to skip the former and go straight to the latter.

From: Executive Admin
Sent: Tuesday, April 11, 2023 10:50 AM
To: [REDACTED]
Cc: Jennifer Baddeley
Subject: FW: Trailer parks

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Patrick Koby:

Your correspondence was forwarded to Islands Trust Executive Committee members and may appear on a public agenda. It is noted that you've also sent your email/correspondence to the Salt Spring Island Local Trust Committee and Bylaw Enforcement for consideration.

You may address the Salt Spring Island Local Trust Committee during the public comment/town hall session at any of their regular business meetings.

<https://islandstrust.bc.ca/salt-spring-local-trust-committee-2023-meeting-dates/>

Please contact jbaddeley@islandstrust.bc.ca if you need more details.

Thank you for writing to the Executive Committee.

Lori Foster
Executive Coordinator
250-405-5161

-----Original Message-----

From: Patrick Koby <[REDACTED]>
Sent: Thursday, April 6, 2023 1:20 PM
To: Jamie Harris <jharris@islandstrust.bc.ca>; Laura Patrick <lpatrick@islandstrust.bc.ca>; Timothy Peterson <tpeterson@islandstrust.bc.ca>; Bylaw Enforcement <bylawenforcement@islandstrust.bc.ca>; Executive Admin <execadmin@islandstrust.bc.ca>
Subject: Trailer parks

To my elected officials,

Why are trailer parks appearing throughout the island? Rainbow road has several near the farmers institute, country grocer has two, and now at the corner of Fulford Ganges and Blackburn there is a new one. What happened to preserve and protect? What happened to land use planning? Why does islands trust do nothing while our island is destroyed by unchecked development. We have water concerns, infrastructure problems, constant ferry overloads, we have land use bylaws for a reason. Land use bylaws protect a community from unmanageable growth and destruction of property and watersheds. Why have you chosen to ignore these issues? You have a job to do and need to be accountable. Ignoring the problems and discouraging bylaw enforcement is going to destroy our community. I have lived here for [REDACTED] years and have never seen such wanton abuse as I've seen in the last few years. Please do your job and enforce the bylaws that were written to protect our community.

Thank you

Patrick Koby

Sent from my iPhone

From: Laura Patrick
Sent: Monday, April 17, 2023 12:22 PM
To: Chris Hutton; Louisa Garbo; Stefan Cermak
Cc: SSInfo
Subject: Fwd: Salt Spring Solutions - A Home for Islanders report
Attachments: Homes for Islanders.pdf

I am forwarding this report to your attention. Salt Spring Solutions has done an amazing job bringing decades of work into this paper focusing on the important “in cooperation with” part of the Islands Trust mandate.

Laura

Begin forwarded message:

From: Mairi Welman <mairi@saltspringsolutions.com>
Subject: Salt Spring Solutions - A Home for Islanders report
Date: April 17, 2023 at 11:46:44 AM PDT
To: Jamie Harris <jharris@islandstrust.bc.ca>, Laura Patrick <lpattick@islandstrust.bc.ca>, Timothy Peterson <tpeterson@islandstrust.bc.ca>, directorssi <directorssi@crd.bc.ca>, Paul Brent <directorsgi@crd.bc.ca>, "rob Fenton - Alt. Director SGI" <directoraltsgi@crd.bc.ca>, Peter Luckham <pluckham@islandstrust.bc.ca>
Cc: elizabeth FitzZaland <elizabeth@saltspringsolutions.com>, "kristin@saltspringsolutions.com" <kristin@saltspringsolutions.com>

Hello Trustees and Directors;

I believe you have all been briefed on the development of our attached report, *A Home For Islanders — An Integrated Housing Solutions Framework for Salt Spring Island*. We received the final document over the weekend and are starting distribution today.

We plan to send it to staff at your organizations and we will invite them to begin intra-agency dialogue with us on the strategies in a few weeks.

We hope you find the report informative and thought-provoking, and we look forward to discussing it with you.

Best regards,

Mairi

Mairi Welman
Co-Chair
Salt Spring Solutions



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

HOMES FOR ISLANDERS

An Integrated Housing Solutions
Framework for Salt Spring Island





Publisher: Salt Spring Solutions Society

Authors: Elizabeth FitzZaland, Kristin Peebles, Mairi Welman, Aina Yasue

Editor and Designer: Shana Johnstone, Uncover Editorial + Design

2023

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Recommended citation: FitzZaland, E., K. Peebles, M. Welman, and A. Yasue. Homes for Islanders: An Integrated Housing Solutions Framework for Salt Spring Island. Salt Spring Island: Salt Spring Solutions Society, 2023.

www.saltspringsolutions.com



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Salt Spring Island is our home. Like most islanders, we care deeply about the land and community. We are compelled to share what we are learning and promote actions that can strengthen our community and protect this special place.



ABOUT THIS REPORT

Who We Are

Salt Spring Solutions Society is a registered non-profit volunteer-run community organization composed of islanders who care about protecting the remarkable natural environment of our island home while at the same time ensuring we maintain a vibrant, diverse, and equitable community for all. We collaborate on developing agile solutions to the interconnected issues of ecosystem protection, social equity, and climate action within our rural island context.

Why We Created This Framework

In our journey to learn about the existing housing challenges and possible solutions on Salt Spring Island (SSI), we discovered that there are shelves of reports full of local housing recommendations that for one reason or another have never been implemented. One of the striking similarities across the research and reporting is that the issues and solutions are presented in isolated, silo-like fashion by our local governments, with each organization only looking at its own area of responsibility. As far as we can determine, no one has taken an integrated approach that pulls the various threads together—from the organizations that each have some responsibility in the housing portfolio—to weave a comprehensive set of solutions. This report is our best effort to provide an integrated set of recommendations that reaches across those silos.

Our island has unique housing challenges that are important to understand and address. We seek to precisely explain these challenges as baseline information, and then provide a clear set of actions to be taken by the housing organizations that can increase housing equity for our community while better protecting the natural environment and advancing climate action.

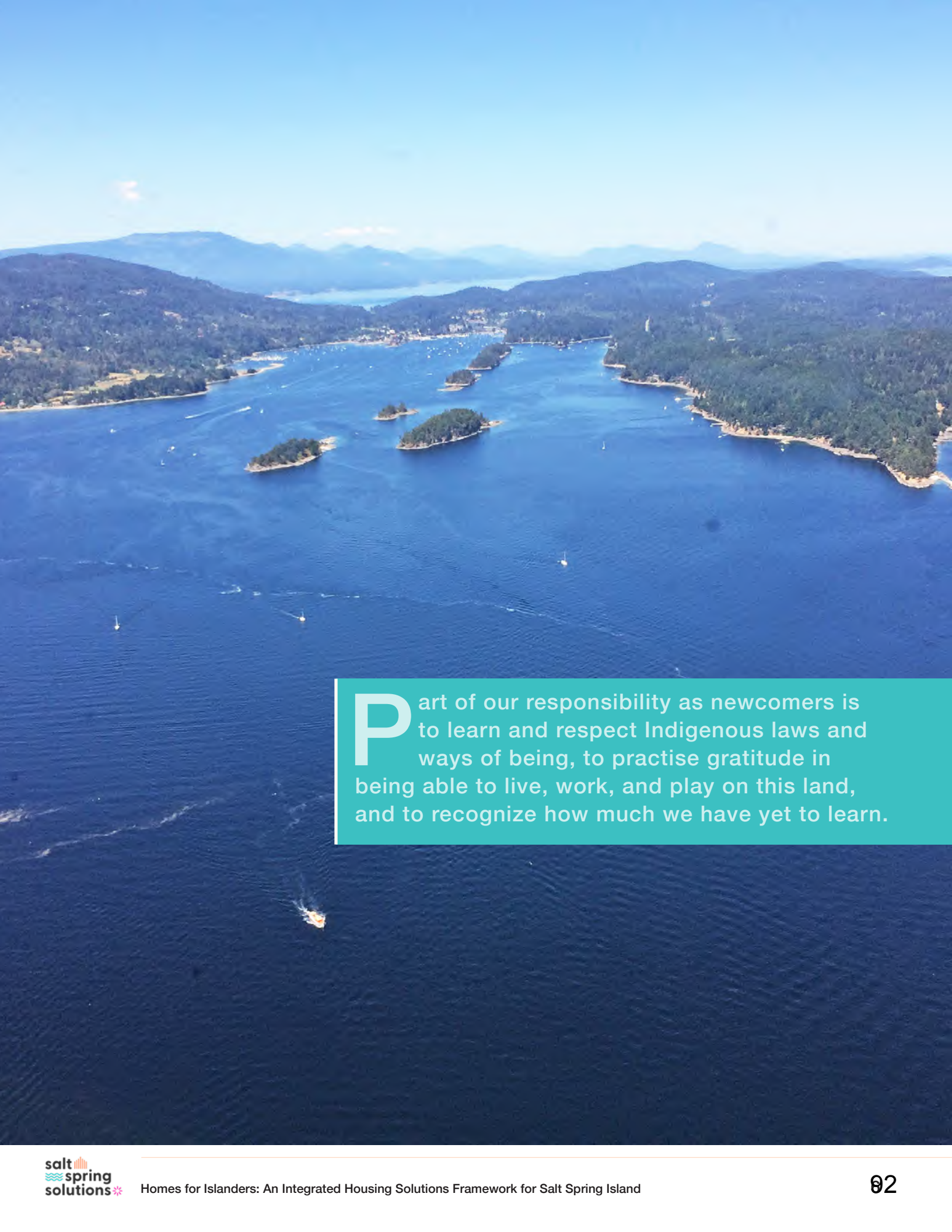
Salt Spring Island is our home. Like most islanders, we care deeply about the land and community. We are compelled to share what we are learning and promote actions that can strengthen our community and protect this special place.

How We Did It

This framework is informed by interviews and discussions with local, regional, and provincial professionals as well as advocates with expertise in rural planning, conservation, growth management, housing, governance, and climate action. We also reviewed locally relevant planning documents and reports, including several created by local governments on SSI, the recently released recommendations report (2022) from the Salt Spring Housing Action Program Task Force, and emerging and best practices for rural planning and housing solutions in British Columbia. See page 58 for a list of references.

Acknowledgements

We are grateful to the many interviewees and subject matter experts from our island, and across the region, province and country, who volunteered their time to share ideas, provide input, and review drafts. We would also like to extend a special thank-you to landscape architect Jessica Gemella and the Regional District of Nanaimo (RDN) for permission to reprint the wonderful illustrations from *Alternative Forms of Rural Development: An Implementation Project for the Regional District of Nanaimo's Regional Growth Strategy* (2012), and to Dexter Robson for his assistance with mapping and analyzing geospatial data.



Part of our responsibility as newcomers is to learn and respect Indigenous laws and ways of being, to practise gratitude in being able to live, work, and play on this land, and to recognize how much we have yet to learn.

TERRITORIAL ACKNOWLEDGEMENT

Salt Spring Solutions respectfully acknowledges that we work and live on the ancestral, traditional, and unceded lands of the SENĆOTEN-speaking and Hul'q'umi'num'-speaking **Coast Salish Peoples**.

Reflections as Newcomers to This Land

In the past five millennia, there were as many as 17 village sites on Salt Spring Island. These villages were likely used in conjunction with seasonal food production, as each family migrated annually through a larger region. The ancient relationship between Indigenous Peoples and the islands was altered significantly by the smallpox epidemic in 1782 and by non-Indigenous settlement. The destructive impacts of these and other colonial activities on the traditional economies and wellbeing of Indigenous communities is particularly evident after 1871 when British Columbia joined the Confederation.

To create effective housing solutions as settlers on this land, we must first acknowledge that Eurocentric models of land use cause far-reaching, harmful impacts on Indigenous communities. From first contact, colonial settlement patterns have been developed in tandem with mercantilism and then capitalism, focused on natural resource extraction and export, and based on values of exclusive ownership and capital (i.e., “this is mine to take”), as opposed to traditional laws of relational reciprocity and viewing land as a relative (i.e., “give more than you take”).

Colonial settlement patterns and policy have also displaced Indigenous communities from their homelands, cutting them off from a life that was highly integrated with the environment and featured a familial connection to land. Today, each First Nation has its own philosophy of land; however, a common understanding passed down from Creation stories is that everything—people, plants, animals, waters, and land—is connected and in constant relationship.

Part of our responsibility as newcomers is to learn and respect Indigenous laws and ways of being, to practise gratitude in being able to live, work, and play on this land, and to recognize how much we have yet to learn.

We recommend two key approaches be taken by land-use planning professionals and policy makers:

1. Prioritize stewardship rather than ownership.
2. Apply a critical lens to which laws or governing bodies can be removed, created, or changed to improve equity and incorporate the Indigenous world-view into land-use planning.



The Next Generation of Stewards

Local children eat their lunch during an outdoor learning day at Xwaaqw'um (Burgoyne Bay Provincial Park).

A group of children are hiking on a dirt trail through a dense forest. The trail is surrounded by lush green ferns and other vegetation. In the foreground, a boy in a green shirt and blue pants is bending over, looking at the plants. Behind him, a girl in a red shirt with the word 'PATIENCE' on it is walking. Further back, other children are visible, some wearing backpacks. The background is filled with tall trees and sunlight filtering through the canopy.

We are interested in solutions that have been shown to minimize environmental impacts and greenhouse gas 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.



EXECUTIVE SUMMARY

In 2022 the housing crisis reached critical proportions on Salt Spring Island. And, while we recognize that housing is in crisis across British Columbia, our island faces unique challenges in addressing the problem.

Facing Our Challenges

Our first challenge is that we live, work, and play in a place that is “preserved and protected” by provincial mandate via the *Islands Trust Act*. [1] However, exactly what that means depends entirely on who you ask. But islanders do agree that the local ecosystems and landscape are unique and worth protecting, as is our rural character and small community culture.

Our second challenge is the splintered and siloed nature of the entities that each have partial responsibility for solving the housing crisis. Salt Spring Island is not incorporated as a municipality and Ganges Village is not incorporated as a township. On Salt Spring Island, Islands Trust has land-use planning authority, the Capital Regional District (CRD) is responsible for “affordable housing,” and the ratepayer-funded North Salt Spring Waterworks District (NSSWD) controls potable water supply in and around Ganges Village.

Until these three organizations find ways to work together effectively there will be no improvement to the housing crisis.

Countless reports have been written on housing needs and housing strategies, but none has sufficiently stepped out of its organizational silo to consider the big picture or to examine the complexities of interagency cooperation and problem solving.

This report 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 greenhouse gas (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.

Proposing Solutions

This report is the first step in what we at Salt Spring Solutions hope will be an ongoing and inclusive discussion about addressing a key challenge that is eating away at the core of our community wellbeing. In it we provide recommendations for a housing framework—one that increases long-term housing options through a combination of local actions organized into five 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: Readying Ganges Village for More Housing

Strategy 5: Accessory Dwellings for Housing, in the Right Places



Instead of being an exhaustive list of all possible solutions, we have focused on areas where local leadership is necessary and possible.

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, prevalence of unregulated housing, and destabilization 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.

The above five strategies begin to address these environmental, economic, and social issues by

- being achievable within the existing local, regional and provincial regulatory context;
- supporting smaller-scale housing types that are known to have fewer 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 economically viable;
- 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; and
- supporting increased uptake of transit and/or active transportation.

The opportunity to address the housing crisis on Salt Spring Island has never been more available or likely. Local elections were held in the fall of 2022 and the BC Government (the Province) appointed a new premier shortly thereafter. The candidates who were elected to local office all based their campaigns on addressing the housing crisis, and Premier Eby has stated that the housing crisis is his primary focus. With all three levels of government finally aligned on the issue, now is the time for action.

We believe that Salt Spring Island has the capacity, creativity, and strength of community to take action on local housing issues and to do this in ways that support an inclusive society and healthy island ecosystems. We encourage other islanders and decision makers not to let the scale of the global crisis obscure the power and potential of local solutions that are already at hand.



Salt Spring Island has some unique local considerations that complicate implementation of commonly understood best practices for rural and small-scale housing. This means that our community must employ a greater level of effort, collaboration, and advocacy than places without these complexities to our meet housing goals.

LOCAL CONSIDERATIONS FOR HOUSING

Salt Spring Island (SSI) shares many of the same characteristics and challenges as other small- and medium-size communities in our region that are dealing with the combined housing and climate crises. This is especially true when comparing our community to others within the Islands Trust Area, Sunshine Coast, Desolation Sound, San Juan Islands, and West Coast of Vancouver Island. In this respect, we can learn from comparable communities that have made progress on housing.

However, Salt Spring Island also has some unique local considerations that complicate implementation of commonly understood best practices for rural and small-scale housing. This means that our community must employ a greater level of effort, collaboration, and advocacy than places without these complexities to meet housing goals. The strategies presented in this report are designed to specifically address the unique housing challenges on Salt Spring Island.

Governance Is a Key Issue

The Islands Trust was formed through provincial legislation in 1974 with a mandate to “preserve and protect the Trust Area and its unique amenities and environment for the benefit of the residents of the Trust Area and of British Columbia in cooperation with [other branches and levels of government].” [1] There has been much debate but little agreement on the interpretation of the mandate over the past 49 years.

Some islanders interpret the mandate as a directive to prioritize preserving and protecting the natural environment by curtailing all or most development. Other islanders interpret the mandate to include the human connections to the land and community as part of what makes the islands unique and therefore also deserving of preservation and protection from undermining forces like soaring real estate prices, gentrification, and displacement.

This lack of clarity on the Islands Trust mandate is embodied at the Islands Trust Council and acts as a barrier in addressing other pressing issues. The Islands Trust’s own governance review, completed in 2022, identified this lack of agreement on the mandate as a fundamental problem that must be resolved before other important work can



What's the Plan?

A hand-drawn placard rests against an Islands Trust sign during a 2019 housing rally outside the Trust's SSI office.



successfully proceed. [2] Trust Council subsequently voted unanimously to request clarification of its mandate from the provincial government, including a review of the existing governance structure—a request that is currently still unaddressed by the Province. [3]

In 1974, the *Islands Trust Act* intentionally partitioned the local government functions of land-use planning and servicing as a means of slowing and limiting development in the region. [1] Land-use planning is the responsibility of the Islands Trust. The responsibility for servicing is distributed between the Province, multiple regional districts, and various improvement districts. The exact composition of this governance structure and its effectiveness at meeting the needs of island communities varies depending on location.

Salt Spring Island, at 11,798 people, is the largest community within the Trust Area, more than double that of the next most populous community (Gabriola Island at 4,500 people), and accounts for over 30 percent of the total Trust Area population. It is also the largest unincorporated community in British Columbia. [4]

The Islands Trust governance model is not one of representation by population, but rather provides two elected trustees per island, regardless of population. [5] This model means that SSI, with nearly 12,000 residents, has the same political representation at Trust Council as the very small island communities, such as Gambier Island (at 430 people), that don't have year-round local businesses, public schools, a hospital, or numerous other complexities that are integral to SSI's economy, society, and sense of place. This often means that issues that are experienced acutely on SSI, such as the housing crisis, are not approached with the same level of urgency or importance by the majority of Trust Council's 26 elected representatives. This mismatch creates tension on Trust Council and within the local community, and it is further exacerbated by other governance and coordination issues.

Calls for municipal incorporation or other changes to the governance model on SSI occur with regularity, about every five to 10 years. A 2017 referendum on incorporation was unsuccessful. While the vote resolved the incorporation question for the time being, it did not resolve the dysfunction and frustration that inspired the referendum in the first place.

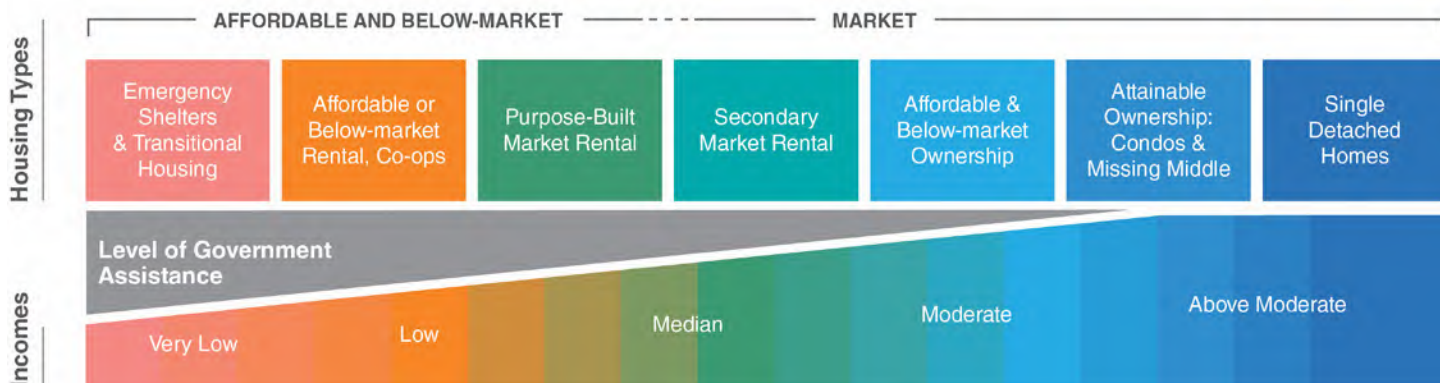
In 2022, islanders voted in favour of creating a Local Community Commission on Salt Spring Island, which will restructure local representation and decision making at the Capital Regional District (CRD) but will not increase local representation at the CRD Board, address governance issues within the Islands Trust, or improve interagency coordination. [6]

Undetermined Leader on Local Housing

Local incorporated governments in communities of similar size to Salt Spring Island usually take on a leadership role in creating and implementing housing solutions. Many jurisdictions engage directly by acquiring, donating, leasing, leveraging, and developing public land for community housing. The Islands Trust, by comparison, cannot own or develop land for housing. Combined with an inconsistent interpretation of its own mandate to guide residential growth, this restriction on land ownership and development significantly limits the Islands Trust's ability to mimic municipal leadership. Nonetheless, the Islands Trust is empowered with significant land-use tools and a mandate to coordinate with other government agencies, which could be more fully exercised to enable creative housing solutions. [1]

The CRD can and does own public land on SSI. Its local assets are limited and rarely leveraged for new community housing development. The CRD also operates important infrastructure, such as the Ganges Harbour Wastewater Treatment Plant and Fulford Water District, but does not have a comprehensive or cohesive servicing reach across the island. Services and infrastructure are managed by a patchwork of improvement districts, private systems, provincial agencies, and the CRD. Servicing, standards, and investments can vary dramatically from one part of the island to another. [7,8]

While the CRD does advocate for subsidized housing projects and has contributed funding to such projects, there continues to be a need for a local housing leader that can strategize and oversee implementation of a coordinated approach that includes land use, servicing, and funding, and that can address needs across the entire housing continuum. [9]



Housing Continuum

The housing continuum describes the spectrum of housing types, from emergency shelter to home ownership, and level of government subsidy typically required for each type of housing. Communities should strive to provide housing options along the entire continuum in step with community needs. The 2020 *Capital Regional District Housing Needs Assessment: Salt Spring Island* identified many gaps and housing needs, including rental housing at all income levels, family housing, seniors' housing, and housing for people at risk of or experiencing homelessness. It is important to note that "affordable housing" refers to the proportion of household income spent on housing (30 percent or less), not housing type. Illustration: City of Victoria (amended)

Rural Subdivision Leads to Sprawl

Private residential development is continuing in the same places where it has been allowed on SSI for the past century—in forested and rural areas away from services. Through the continued subdivision of rural land, the land-use pattern on SSI is characterized increasingly by low-density, car-dependent, single-family home development—otherwise known as "rural sprawl." The percentage of single-detached homes on SSI (81% of all housing) is twice that of the region, even though we have a very similar high percentage of one- and two-person households. [9,10]

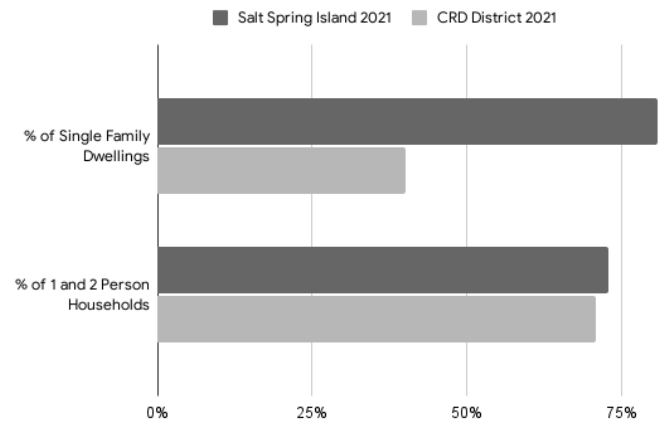
This type of rural housing has the highest impact in terms of land clearing and soil erosion, deforestation and ecosystems loss, water use, stress on servicing (including emergency response), and GHG emissions. This is also the most expensive rural housing type and has become mostly unattainable to members of the local workforce. Although the 2008 *Salt Spring Island Official Community Plan (OCP)* contemplates transferring rural density closer to Ganges Village, this has not been implemented in a significant way since the plan's adoption 15 years ago. [11]



Subdivision Development on SSI

Land clearing and grading for a subdivision development on Salt Spring Island. Photo: Polaris Land Surveying

Salt Spring Island 2021 and CRD District 2021



(right) Detached Dwellings and Household Size

(below) Traditional vs. Clustered Rural Development

This visualization depicts how status quo rural development varies from the clustered rural development advocated for in this report. The former results in sprawl. The latter protects greater amounts of open space and nature space. Illustration: IPS and Gemella Design, 2012



Moratorium on New Water Connections

North Salt Spring Waterworks District (NSSWD) is the largest of numerous water districts on SSI. NSSWD is responsible for the delivery of potable water and the management of the infrastructure that carries it to over 2,100 properties in the north and central areas of the island, including Ganges Village. [12] The NSSWD Board of Trustees, which is elected from among its ratepayers, established a moratorium in 2014 on new connections to its system in response to studies that showed the system did not have enough water supply to service the existing and potential development allowed under the existing standards and land-use regulations. [13]

The implication for community housing solutions is severe: Only one dwelling per property can be connected to the community water system, secondary suites are not allowed, [13] and all other dwellings must be supplied through alternative sources such as groundwater, rainwater catchment, and recycled water. While alternative water systems can be costly for detached homes and accessory dwelling units (ADUs), they are often entirely non-viable as potable water sources for denser housing such as townhomes and apartments due to: limiting site conditions; prohibitive provincial requirements for establishing water utilities; lack of qualified professionals to design, build, and maintain the systems; and cost.

Since 2014 the NSSWD has not provided any alternatives to the moratorium for consideration by the public or its ratepayers. The absence of a proposal for a solution-oriented process to find alternatives highlights the challenge of having a ratepayer-managed water improvement district effectively determining the housing potential of the north half of the island and Ganges Village. The community's social and economic centre serves a multitude of islanders, businesses, and stakeholders who are not represented by the NSSWD Board of Trustees. The negative impacts of prohibiting new housing in and around the village are experienced island-wide, including the continued outward development pressure and perpetuation of sprawl as articulated in the previous section. [14,15]

There is a compounding issue of how much water is required for new housing across the entire island. The *Salt Spring Island Land Use Bylaw 355 (Land Use Bylaw)* establishes a residential water requirement of 1,600 litres per day per dwelling unit, regardless of housing size or type,



Housing for Families

The Salt Spring Commons neighbourhood was completed in 2021 and houses 24 island families, including dozens of school-age children. On SSI, multi-unit townhomes, like those in the Commons, generally use 25 percent less water than detached homes. These water savings can be further increased when conservation measures like rainwater catchment and shared garden space are designed into the development.

and an additional 1,200 litres per day for secondary suites. [16] However, a recent survey of local water systems found that the average daily use on SSI was much lower, at 195 litres per day per household for groundwater users and 436 litres per day for surface water users. [8] This suggests that the regulatory requirement far exceeds actual demand and conservative usage projections. The exceedance could instead be reallocated to supply much needed additional homes.



Lack of Public Education, Community Dialogue, and Justice

One of the greatest barriers to implementing alternative housing solutions on SSI is community opposition led by residents who are concerned about the potential negative impacts of housing and increased population on infrastructure, ecosystems, water resources, and community character. These concerns warrant informed discussions that are seldom resourced or facilitated by local government. [17] In the absence of healthy dialogue and good fact-based public education, community discussion is reduced to passionate opinion articles in the local media and formal delegations at Islands Trust meetings (held during weekday working hours) that only serve to polarize public dialogue and stall important initiatives rather than solve problems.

The specific and limited opportunities for public input on housing solutions also disproportionately elevates the concerns of more affluent home owners and disempowers renters, IBPOC¹ residents, working-class islanders, youth, unhoused community members, and other islanders whose lives are more directly impacted by the housing crisis. [17] This highlights the reality that local decision-making processes are not grounded in either social justice or climate justice. [17,18,19,20]

1 IBPOC: Indigenous Peoples, Black Peoples, and Peoples of Colour. This order is often used to recognize the presence of Indigenous Peoples in a place prior to occupation by non-Indigenous Peoples.

2 The 2008 OCP review was a targeted update of Volume 1 largely focused on integrating climate change and revising policies related to suites and cottages. Most of Volume 1 and the entirety of Volume 2, which contains the Development Permit Area Guidelines, has not been comprehensively reviewed since the 1990s.

Backlog of Inaction Has Increased the Problem

Salt Spring Island last reviewed its OCP in 2008² and, 15 years on, the Islands Trust has chosen to not update the *Land Use Bylaw* to implement most of the plan's approved housing-related policies. Only one of the actions (updating a local Housing Needs Assessment) in the subsequent 2011 *Salt Spring Island Community Affordable Housing Strategy* [21] has been implemented and only because the Province mandated it in 2019.

The more recent housing recommendations provided in the Islands Trust's own 2019 *Affordable Housing in the Islands Trust Area: Strategic Actions for the Islands Trust* [22] have not seen any significant integration into the planning tools on Salt Spring Island. The Salt Spring Island Local Trust Committee's current Housing Action Program appears to be in danger of suffering the same plight if more isn't done to educate and engage with the community and NSSWD to create solutions that will be publicly supported and implemented.

The years of inaction on housing has had significant consequences:

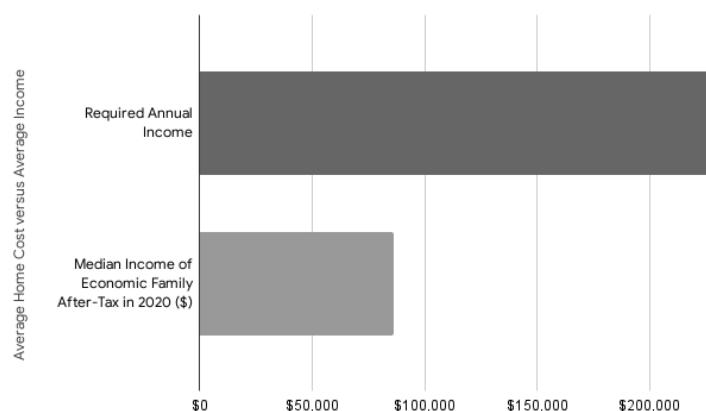
- **Valuable funds, staff and volunteer time, and community expectations were expended on plans that were not implemented and are now out of date.** Updating or replacing them will take more (and increasingly hard-to-find) funding, time, and energy. Such planning efforts would absorb resources that could instead be directed to implementation or other community priorities.
- **The housing needs that previous reports and plans sought to address persist and, in fact, have worsened.** The cost of land and development has increased more substantially than incomes, widening the gap between income and housing. The actual cost of buying and building homes has grown over the last 10 years, even when adjusted for inflation. [4,23,24,25,26] There is greater need and the solutions for meeting those needs are now more expensive.
- **Islands Trust, CRD, and NSSWD's combined failure to act at a sufficient scale and pace has exacerbated the widespread construction and leasing of unregulated housing.** Paired with the real hardship experienced by islanders struggling to find secure housing, this failure has led to public frustration and disillusionment. [14,25,27]

The primary rental market³ is exceptionally limited. [10] The secondary rental market⁴ is more robust but is mostly a shadow market where islanders from a broad range of incomes, occupations, and household compositions are living in homes that do not comply with the zoning and are therefore technically illegal and are undocumented by the government.

Islanders will find ways to shelter themselves, or they will leave or become homeless.

There are serious environmental, safety, justice, and economic implications of not supporting enough legal housing options. And it is important to remember that housing is a human right. [28]

Average Home Cost in 2021 \$1,081,286



The Income–Housing Gap

The Income–Housing Gap is used to describe the difference between housing costs and what a household can afford to spend on housing (usually defined as 30 percent of gross annual household income). In 2021 a household would have typically needed to earn more than \$200,000 annually to afford to purchase a home on SSI. This was way out of reach for most islanders considering the median household income that year was less than \$100,000. This is a massive gap of over \$100,000. Data source: Stats Canada, Census and SSI Foundation.

3 The primary or conventional rental market consists mainly of purpose-built rentals, such as apartments and townhomes usually operated by a non-profit organization or business.

4 The secondary rental market consists mainly of privately owned houses and accessory dwelling units that are rented out by the owners. Over the past several decades, the secondary rental sector has played an increasingly important role in meeting rental housing demand in BC due to a multi-decade decline in the construction of new purpose-built rentals and the conversion of primary rental housing into ownership housing. Secondary rentals can also be a source of income or “mortgage helper” to property owners who may be challenged to afford mortgage payments solely with their vocational incomes.

Growing Senior Population, Declining Workforce, and Unsustainable Solutions

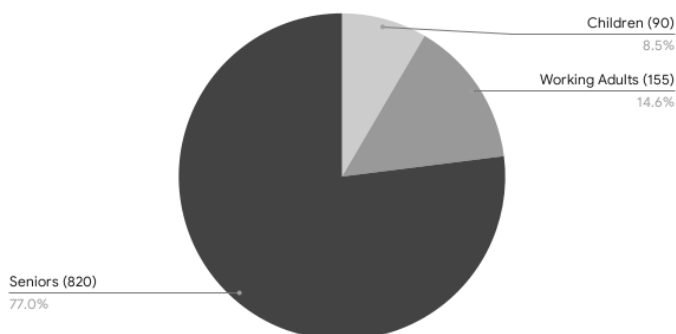
The most recent Census (2016–2021) shows that SSI’s population grew by 1,065 people: approximately eight percent were children, 15 percent were working-age adults, and 77 percent were seniors. This represents a significant difference in demographic proportions from the total population and shows that SSI’s demographic split is trending—quickly—in an unsustainable direction. The decline in working age adults has been trending downward for some time; the total working-age population dropped from 65 percent to 54 percent between 2011 and 2021.

SSI has one of the highest proportional populations of seniors in BC. [4] One of every three people on SSI is a senior, compared to one of every five across the province, and in the last Census SSI’s new resident seniors represented three of every four new residents. A large and growing senior population increases demand on local health care, home support, and transportation and hospitality services. Providing for the needs of one cohort over others is unsustainable, especially with a decreasing working-age population. Many local businesses and organizations have supplemented their workforce by hiring off-island employees or introducing automation and online services. [15] These solutions are not meeting the demand and raise concerns about reduced social interactions, increased loneliness, and increased GHG emissions from more employee commuting.

Also of note is the continued lack of diversity in our housing supply, with few options available that are sized to small households or designed to support aging-in-place and multigenerational living. [10] Most of the island’s senior population lives in car-dependent, detached homes well away from the village centre.

Growing Retired Population, Declining Workforce

Population Growth 2016–2020



A Changing Demographic

To be a sustainable community, our population growth should be balanced across all age groups. Data Source: Stats Canada, Census

An aerial photograph of a forested hillside. A large section of the forest has been cleared, revealing brown soil and some sparse green vegetation. A dirt road winds through the cleared area. The surrounding forest is dense and green.

One of the biggest challenges for land-use planning in the twenty-first century is finding ways to repair the harm that was done and continues to occur when land, nature, people, and economy are considered in isolation of each other, and when the protection of private property interests comes before ensuring everyone's basic needs are met.



LAND USE AND HOUSING

Land-use planning plays a significant role in determining where, how much, and which type of housing can be constructed in a community, and it contributes to whether a housing development is financially feasible. BC's *Local Government Act* requires that local governments identify “the approximate location, amount, type and density of residential development required to meet anticipated housing needs,” along with special direction on affordable, rental, and special-needs housing. [29]

Additionally, land-use planning agencies such as the Islands Trust are empowered to establish controls for affordability and tenure and provide incentives for housing development, such as waived fees, accelerated application reviews, relaxed regulations, and increased density. Many local governments proactively initiate, incentivize, and support new housing developments with these and other tools. Indeed, many community housing funders expect local governments to assist with creating “shovel ready” projects by pre-zoning land and removing regulatory barriers as a condition of funding. [30]

Land-use planning on Salt Spring Island began with the dividing and granting of land to non-Indigenous settlers without land sales agreements in the mid-nineteenth century. The subdivision, sale, and development of land continued more or less without regulation until the creation of the Islands Trust and the first issue of the *Land Use Bylaw* in the 1970s. [32] That bylaw effectively enshrined most of the already-developed land uses and set out to reduce real estate speculation and over-development by prohibiting most small-lot (less than one acre) subdivisions and multi-unit housing. The bylaw continued to allow large-lot (usually five or more acres) subdivisions and small-scale tourist accommodations.

Repairing the Damage of Land-Use Planning

Land-use planning is used by local governments in Canada to determine where, how much, and what kind of human development and activities can occur in their communities. This means deciding things like where businesses can operate, how much land should be set aside for schools and housing, how many structures can be built on a given lot, what the maximum building heights should be, and so on.

While land-use planning can be presented as a science that uses consultation and data to inform decisions in order to fulfill community goals, such as reduced GHG emissions or greater protection of nature space, real experiences and history demonstrate that the practice is fraught with limitations, politics, private interests, and inequity. Land-use planning

is a colonial practice introduced by the same governments and institutions that stole Indigenous land and upended Indigenous ways of life to create the British colony of Canada. Land-use planning of the nineteenth and twentieth centuries sought not only to divide the land for individualized ownership and resource extraction by settlers but also to control specific uses and ownership structures of that land into the future.

The ongoing commodification of land as a private asset for wealth instead of as a shared community resource underpins much of the inequity in our society, including the housing crisis. One of the biggest challenges for land-use planning in the twenty-first century is finding ways to repair the harm that was done and continues to occur when land, nature, people, and economy are considered in isolation of each other, and when the protection of private property interests comes before ensuring everyone's basic needs are met.



Official Community Plans and Land-Use Bylaws

An official community plan is a visionary document that establishes a community's objectives and policies for guiding planning and land-use management over a long period (usually 20 or so years). Bylaws and other policy work that happens after adoption of the plan is expected to be consistent with the plan. [33] Best practice is to review and update an official community plan every five to 10 years to ensure it meets evolving community needs and priorities and incorporates new legislation and best practices. The last comprehensive update of SSI's *OCP* was completed in 2008.

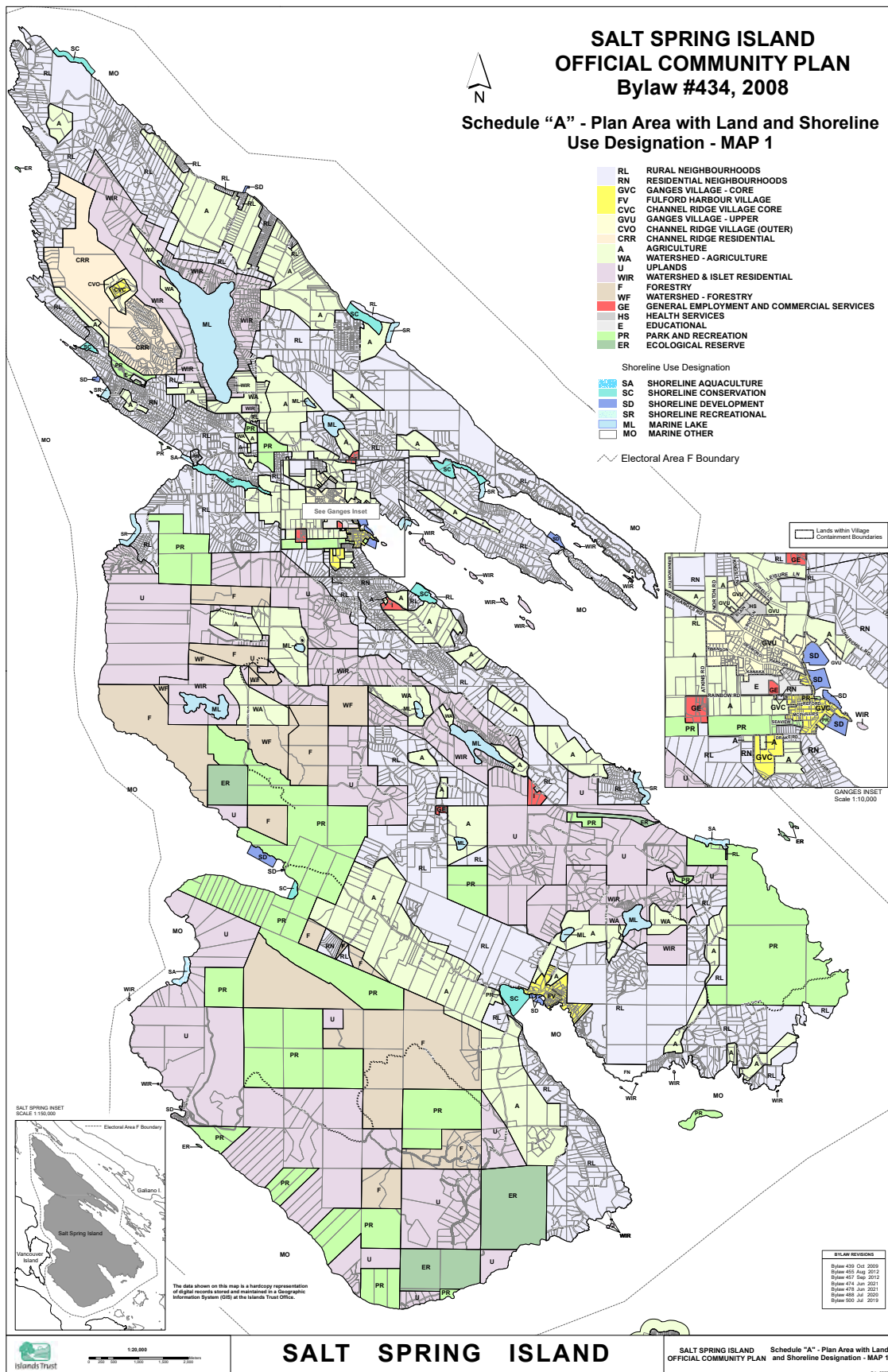
A land-use bylaw, or zoning bylaw, implements a community's official community plan through the establishment of regulations for how land, buildings, and other structures may be used. This can include allowing or prohibiting specific uses and dictating siting, design, and servicing standards and exemptions. [34] The bylaw can be enforced with penalties such as fines and legal notices. Best practice is to review and update land-use bylaws every five to 10 years and to amend them as often as necessary to be consistent with the official community plan.

The last comprehensive update of SSI's *Land Use Bylaw* was in 1999. Although numerous amendments have been adopted since then, the bylaw does not implement a substantial portion of the *OCP*'s housing policies and does not incorporate the advances and best practices in zoning that have come forward in the first quarter of this century.

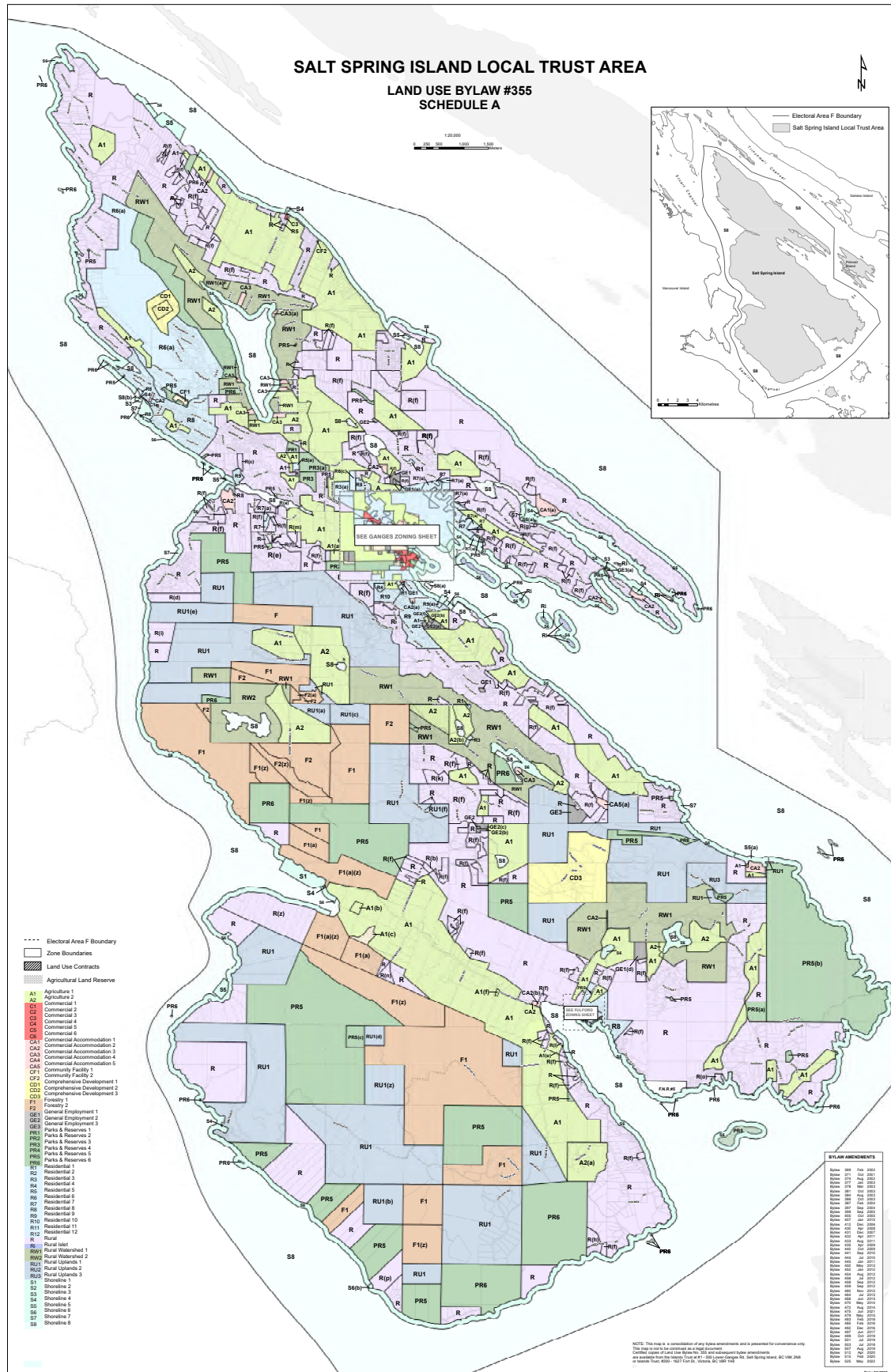
Despite the 2008 *OCP*'s support of more density and housing options [11] and the many revisions and amendments to the *Land Use Bylaw* over the decades, local zoning continues to prohibit most compact and multi-unit housing and instead allows larger-lot rural subdivision and development away from the village areas and servicing. The result is that there is actually quite a bit of residential development capacity on Salt Spring Island; it is just in the wrong places and of the wrong type to support inclusive housing options, forest protection, reduced GHG emissions, and other community goals.

We are essentially allowing the opposite of what our community needs and prohibiting what it needs most critically.

SSI Official Community Plan Land and Shoreline Use Designations (2008)



SSI Land Use Bylaw 355 Zoning (1999)







Many comparable rural communities in BC are actively pivoting to settlement patterns that better protect nature space, make efficient use of infrastructure, and prioritize housing diversity.



MAKING CHOICES FOR HOUSING

The current land-use framework on Salt Spring Island supports large-lot detached home development in rural, forested, and farmland areas away from Ganges Village centre as its primary housing form and defining land-use characteristic. This settlement pattern is well-documented as counter-productive to many commonly held community aspirations: reducing GHG emissions; supporting active transportation; broadening housing equity, choice and affordability; protecting nature space and farmland; reducing wildfire risk; fostering social inclusion and aging-in-place approaches to housing; and many others. [35, 36]

Many comparable rural communities in BC are actively pivoting to settlement patterns that better protect nature space, make efficient use of infrastructure, and prioritize housing diversity. The alternative framework presented in this report recommends an approach for Salt Spring Island that incentivizes clustering compact housing instead of supporting large homes, and protecting more land for habitat, nature space, farming, and wildfire buffering.

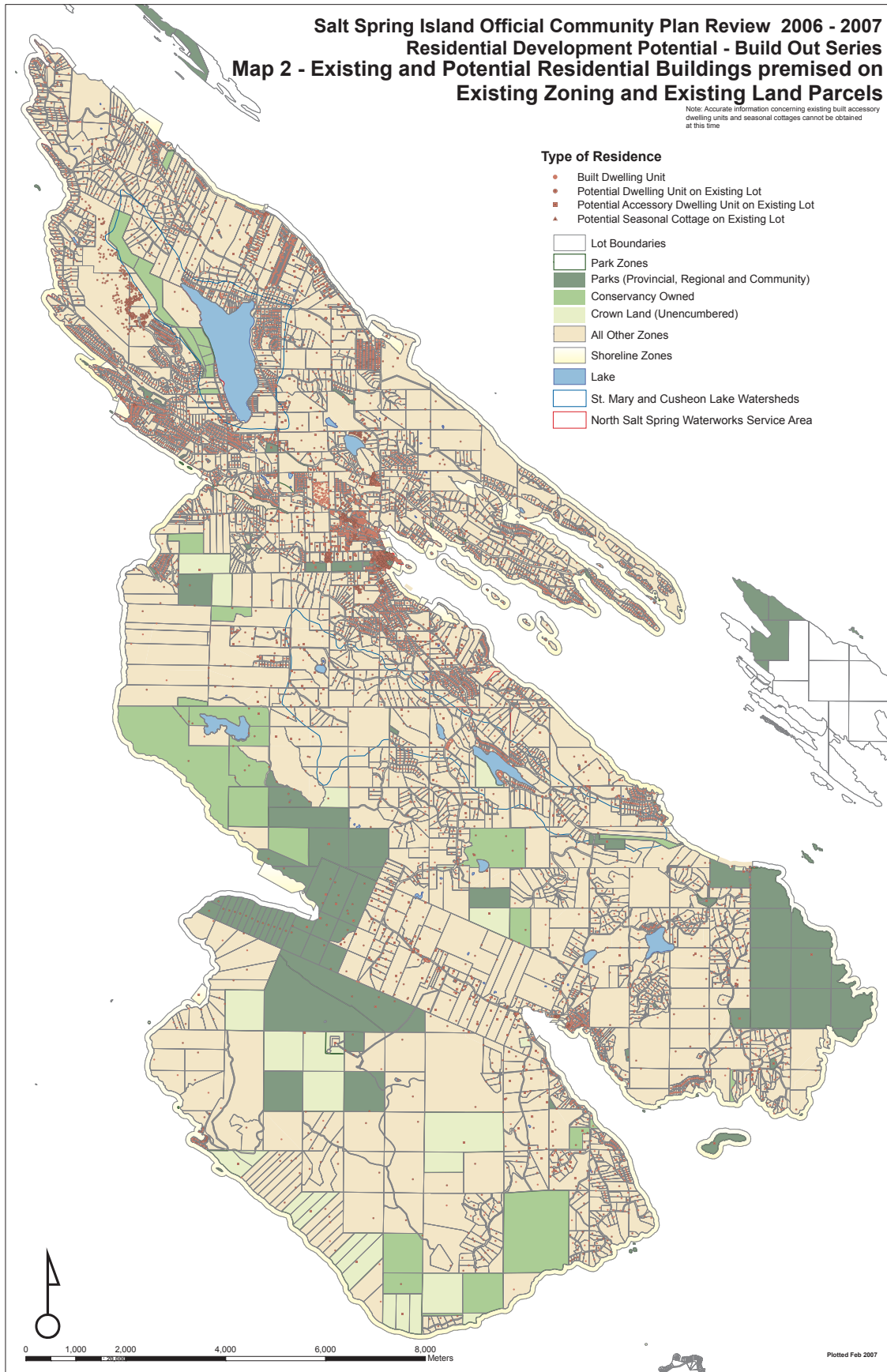
Option 1: Status Quo – Rural Sprawl

If Salt Spring Island continues to grow and develop under the existing regulations, we can expect to see the status quo continue: increased subdivision of land away from village areas, more fragmentation of farmland, and further deforestation, especially in the Rural and Forestry zones. Most of the new housing will be detached homes on large (two-acre and larger) rural lots. This type of housing is financially unattainable to most of the local workforce.

Option 2: Alternative – Clustered Housing

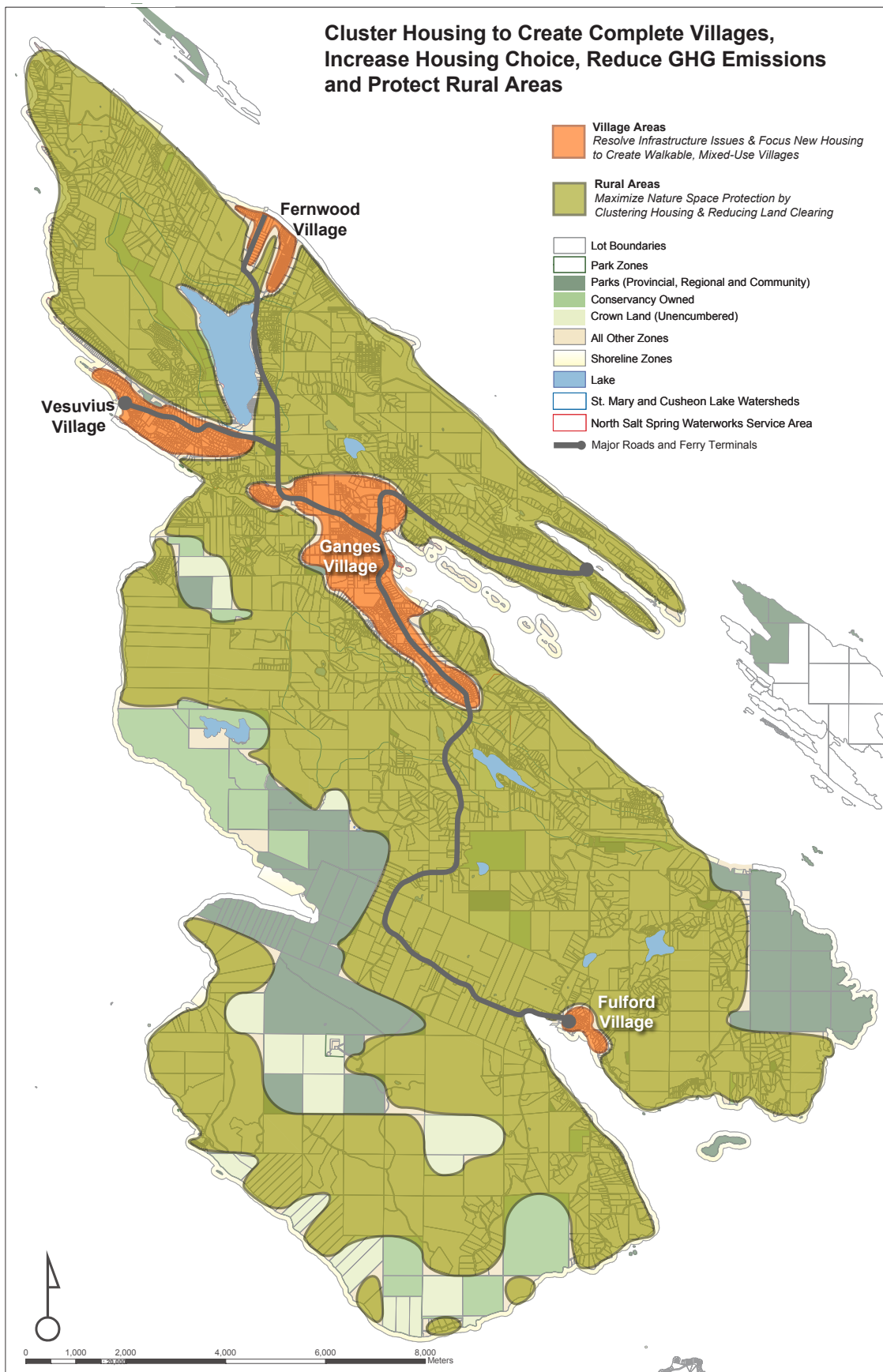
An alternative future land-use pattern for Salt Spring Island is possible if strategies are implemented to cluster housing and enable more residential density in and around village nodes. This would allow for permanent protection of large tracts of nature space and farmland, greater supply and diversity of housing, and more-efficient use of limited infrastructure and services, such as water systems and supply and transit. The strategies in the following section suggest how to shift away from the status quo to this more appropriate land-use approach.

Rural Sprawl: Projected Development under Existing Regulations



This map was created by the Islands Trust during the last OCP update to illustrate the build-out potential under the adopted *Land Use Bylaw*. While amendments to the bylaw in the past 15 years have altered some of the development potential in rural areas—mostly through the acquisition of new park and conservation lands—most of it remains as shown on this map. A comprehensive update of the *Land Use Bylaw* has not been undertaken since the adoption of the OCP. Map: Islands Trust

Clustered Housing: Projected Development Using Recommended Strategies





We encourage other islanders and decision makers not to let the scale of the global crisis obscure the power and potential of local solutions that are already at hand.

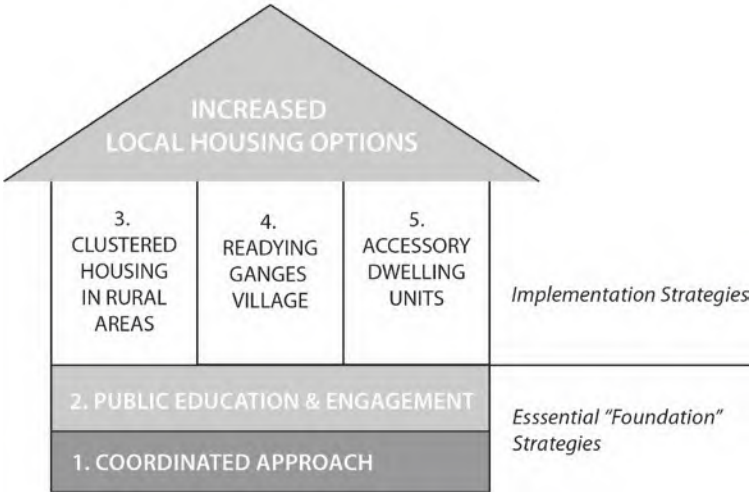
PROPOSED STRATEGIES FOR A NEW HOUSING FRAMEWORK

The following strategies are based on our research of best practices and proven successes in other small, rural communities, along with our understanding of the unique issues that are present on Salt Spring Island. Combined, these key local strategies provide an updated framework for rural development on SSI.

Importantly, this is a framework grounded in and dependent on genuine coordination, public education, and community engagement. These three elements are absolutely foundational in building a strong community and have been absent or minimally realized in recent efforts to address the housing crisis and other complex issues on SSI. By identifying these as key strategies in themselves, and as essential to the implementation of other key strategies, we seek to underscore the importance of prioritizing inclusive and informed community conversations, earning and building trust, and ensuring transparent decision making.

Five Strategies to Increase Long-Term Local Housing Options

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



Relationship of Strategies
These five strategies fit together to build a solid and integrated framework for solving our housing crisis.



Inside the Strategies

The five strategies are outlined in the following sections.

Objectives describe the need for and intentions of the strategy.

Context provides additional information to detail the conditions that make action necessary and possible.

Actions are listed as recommendations assigned to a specific organization best suited to lead their implementation.

Essential Partners are other organizations whose participation is necessary for success. These partners should be engaged early on by the lead organization to ensure genuine collaboration, commitment, and coordination.

Local Solutions to a Global Housing Crisis

The housing crisis is a global crisis affecting communities large and small around the world. Population growth, income disparity, the concentration of land ownership and wealth, corporate influence, resource depletion, and mass migration caused by violence, poverty, and climate change are some of the factors influencing the global scarcity and rising cost of housing.

In Canada and British Columbia, comprehensive reforms to building codes, taxation rules, and the financial, insurance, and real estate sectors are desperately needed to slow down the escalating cost of housing and exclusivity of home ownership and to incentivize the creation of less expensive and more ecologically sound alternatives. [28,34,37]

While most of the challenges listed above must be addressed systemically on a scale beyond the influence of one small community, there are numerous local actions that can be implemented to make securing a long-term home attainable for more islanders. [21,22,29,30,36,38,39,40,41]

We believe that Salt Spring Island has the capacity, creativity, and strength of community to do this in ways that support an inclusive society and healthy island ecosystems.

We encourage other islanders and decision makers not to let the scale of the global crisis obscure the power and potential of local solutions that are already at hand.

STRATEGY 1

Coordinated and Properly Resourced Local Approach to Housing

Objectives

Salt Spring Island requires a housing strategy and an entity that is resourced and clearly designated as responsible for overseeing a focused and coordinated interagency approach for housing. This is needed to overcome the substantial challenges of our siloed governance and long tradition of creating housing plans that are not implemented, and to direct a solution to the complex servicing issues in Ganges Village.

Context

The implementation of the 2011 *Salt Spring Island Community Affordable Housing Strategy* relied on the creation of a Housing Council that would lead the strategic actions. [21] The majority of the strategic actions, however, were under the authority of the Islands Trust. So, while a non-profit society was created for this purpose, it has no authority to take action or compel government agencies to collaborate, and it is not resourced to find solutions to this limitation. Voluntary implementation of the strategy by the Islands Trust, Capital Regional District (CRD), and other partners has not happened over the 12 years since the strategy was completed. The Islands Trust has also failed to implement most of its own internally developed housing policies and recommendations that are within its legislated powers.

These examples point to a need for a new implementation-focused approach that is properly authorized and resourced, and is both strategic and collaborative. The approach must direct participation and accountability from the Islands Trust, CRD, NSSWD, Island Health, and BC Housing, and cultivate a meaningful, appropriate and ongoing way of engaging with local First Nations to be effective at addressing the housing crisis on SSI.

The CRD's Southern Gulf Islands (SGI) Electoral Area office, which manages CRD services and priorities for Mayne Island, Galiano Island, Saturna Island, and North and South Pender Islands, recently completed the *Southern Gulf Islands Housing Strategy* (2022) and a plan for a Rural



The Big Picture

Stepping back and taking a wider view of the situation on Salt Spring Island has shown that overall coordination and strategy is vital to solving the housing crisis.

Housing Program to implement island-specific housing solutions. [39] The SGI Electoral Area office also engages a local non-profit (through the Community Economic Sustainability Commission) to implement housing actions. A strategy, program, and implementation approach of this nature is sorely needed on SSI and would elevate the long-term effectiveness of the CRD in addressing a broad range of local housing needs. Sharing resources and ideas and



combining advocacy with the CRD's housing efforts in the Southern Gulf Islands could provide mutual benefits for both electoral areas, including more engagement on rural island solutions with BC Housing and other provincial agencies.

Another relevant example of leading practice for housing coordination is in the Cowichan Valley where the Cowichan Valley Regional District (CVRD) created a special tax with voter support to fund a housing strategy and housing coordination service. The CVRD contracts the Cowichan Housing Association to implement the *Cowichan Valley Attainable Housing Strategy*, conduct policy research, strengthen the secondary rental market, support non-profit developers, attract funding for local housing initiatives, advocate to senior governments, and provide other critical housing services that were previously under-resourced or falling through the cracks entirely.

The Islands Trust has a specific mandate to coordinate with other agencies to ensure land use and servicing are planned together. This is another instance of an existing legislative power that could be more fully leveraged to advance housing solutions that require interjurisdictional cooperation.

ACTIONS: CRD

1.1 Establish and resource a local housing entity, with firm commitment from essential partners through a memorandum of understanding or another binding agreement that establishes goals, funding sources, and timelines.

The entity must be sustainability resourced through a new service (tax) or another properly scaled and reliable funding stream.

1.2 Expand the scope of the CRD's proposed Rural Housing Program for the Southern Gulf Islands to include SSI.

While there are differences in the scale and complexity of housing needs between island communities, there are numerous strategic reasons for the SGI and SSI electoral areas to formally collaborate, such as leveraging limited staff expertise, increasing competitiveness for large-scale programmatic funding, and coordinating sustained advocacy to senior levels of government on matters of shared interest.

1.3 Develop a new implementation-focused SSI housing strategy, formally adopted by the essential partners and integrated into their respective plans and priorities, which clearly identifies how implementation will be resourced, phased, monitored, and reported to the community.

The new housing strategy should include an inventory of current and potential housing development sites and specifically identify how new land acquisitions and housing development will be facilitated to provide the number and types of housing units specified in the current (2020) *Capital Regional District Housing Needs Assessment: Salt Spring Island*. The strategy development process should include genuine and inclusive community engagement carried out by external communications and public engagement professionals.

ACTION: Islands Trust

1.4 Hire or identify an experienced housing planner who can coordinate directly with the CRD on the actions above and strategically advance internal Islands Trust policies and regulations to overcome previous implementation barriers.

Essential Partners:

BC Housing
Capital Regional District
Island Health
Islands Trust
Local First Nations
Local non-profit housing organizations
North Salt Spring Waterworks District

Housing Affordability Requires Coordination and Advocacy at Every Level of Government

Coordination is required across all levels of government and the private sector to apply an affordability lens to all legislation and work that impacts housing, real estate, and community development. Major reforms are needed to the financial and insurance sectors, building codes, and provincial and federal government taxation—all of which currently allow for and incentivize the development of single-family homes and conventional home ownership but present major barriers that penalize or prohibit the creation of smaller housing (under 600 square feet), rentals, and innovative ownership structures. Better affordability controls that are less complicated and costly to administer than third-party housing agreements are overdue, as are more sophisticated tools for managing short-term vacation rentals like AirBnB accommodations and funding programs specific to rural housing. [18,28,39]

All of these province-wide changes and innovations require advocacy that is best led by organizations with demonstrated influence, such as the Union of British Columbia Municipalities and professional associations and advocacy groups working at this scale. Coordinated and sustained regional advocacy from the regional CRD Board and Trust Council will reinforce other efforts and ensure the challenges of island communities are understood and considered.

Some examples of suggested major reforms:

- Establish predevelopment and capital funding programs that are tailored to smaller community housing projects (fewer than 24 units) and rural contexts where development costs are often higher and increased density is less feasible.
- Amend the national and provincial building codes and remove financing barriers to constructing homes under 600 square feet.
- Use appropriate legislative and taxation tools for creating and protecting workforce housing and tempering private real estate speculation in tourism destinations.
- Include SSI in the provincial *Speculation and Vacancy Tax Regulation* or in an adapted version of the tax that accounts for unique conditions in the Trust Area.
- Revise provincial water legislation to enable, incentivize, and reduce the cost of alternative potable water systems and small rural water utilities.

A recently formed Southern Gulf Islands Housing Coalition representing non-profit housing providers from the five Southern Gulf Islands (including SSI) spent several months in 2022 exploring how a regional housing entity could bolster non-market housing projects. It is advisable that the Islands Trust and CRD support this type of regional collaboration between island communities while also pursuing improved means for local housing coordination and implementation on SSI.

STRATEGY 2

Effective Public Education, Engagement, and Dialogue on Housing

Objectives

The Salt Spring Island community needs better ways to learn about and discuss important, complex, and controversial issues. History demonstrates that our local government processes fall short in facilitating informed, inclusive, and constructive community engagement. At worst, this can create barriers to making progress on many important issues, including housing. It is imperative that we find ways to redirect, reform, or supplement the current public process to improve our community's capacity to problem-solve together.

Context

Good community planning prioritizes fact finding and solid research, information sharing, public education, and meaningful engagement. [17,18,44] Without all of these components, efforts to change regulations affecting housing or review housing projects are likely to be hampered by inaccurate or incomplete information and public opposition.

Opposition to housing solutions is often based on valid concerns, such as environmental and infrastructure impacts and neighbourhood compatibility. Leaving these concerns unaddressed and not providing the public with opportunities for information sharing and conversation until late in the process is an oft-repeated mistake by our local governments. Instead of an informed and inclusive community dialogue process that builds a better understanding of the facts and the real-world trade-offs involved in addressing a problem, we experience an opaque and inaccessible public input process that is usually dominated by hearsay, misinformation, and a few very vocal interest groups. [17,18]

A recent example of the hazards of skipping public education and engagement is the roll-out of the Salt Spring Island Local Trust Committee's Housing Action Program (HAP). While the HAP's terms of reference specify early and extensive public education and engagement with multiple stakeholders including local First Nations, no funding was invested by the Islands Trust for these activities. The public was mostly unaware of the program, and useful research that could have helped alleviate community concerns or identify best practices was not shared. There were no



Inclusive Engagement

This age-friendly engagement event was hosted by the CRD and designed for local and visiting families. It was held on a weekend in Centennial Park where families usually gather and had fun activities to engage young children and solicit input from participants of all ages. Dozens of families and children participated and had fun!

meaningful opportunities for exchanging ideas, and the public discourse around proposed Bylaw 530 for accessory dwelling units (ADUs) was, in the end, dominated by polarized and warring narratives. The outcomes are that significant staff and volunteer time have been expended, the community has been divided unnecessarily and, as a result, many relationships have been damaged, the process continues to be protracted, and little progress has been made to address the worsening housing crisis. This feeds a continued decline of public faith in government.

While research, information sharing, and community engagement may be perceived by some as expensive and time-consuming endeavours, skipping these essential steps actually decreases public trust and results in more work and cost. It is demonstrable that best practice public engagement investments, when properly scoped and resourced, result in more constructive processes and timely outcomes. Improving the public process on SSI will require our local governments to identify adequate resources and shuffle priorities, and require interested community groups to show up as partners and participate in dialogue.

ACTIONS: Islands Trust, CRD, and NSSWD

2.1 Educate elected officials and staff on public education and engagement best practices and current methods.

2.2 Develop and resource a Public Education and Engagement Policy.

Essential Partners:

Businesses

Capital Regional District

Community groups

Islands Trust

Local First Nations

North Salt Spring Waterworks District

Professional external communications and engagement advisors

Residents of all demographics

Developing a Policy for Public Education and Engagement

Without a policy to standardize local government's approach to public education and engagement, the various efforts come across as randomly chosen, the process is unclear, and the results are not trusted by the public. Inconsistent processes are easily derailed and undermined.

A consistent policy-based approach allows community members and decision makers to hear a variety of perspectives, manage differences, build understanding regarding trade-offs, and establish direction for moving forward on complex issues. It fosters confidence and trust in local government, builds a stronger community through common understanding and shared aspirations, and allows local government to correct misinformation and address hidden obstacles or unknown consequences early in the process.

Key considerations for policy development:

- Use external professional communications and engagement assistance to develop a Public Education and Engagement Policy, which will include direction on best practices and appropriate resourcing. Many local governments in BC have already done this work and could provide examples of policies to draw from.
- Use external professional communications and engagement assistance to inform the community that policy development is underway, what the policy is expected to achieve, that the public will be asked for their opinion, and to set a target date for completion.
- It will be important during policy development to ask the public as well as the local Indigenous communities for their opinions on how they want to be engaged in the future on community issues and projects so that the policy can also reflect these desires.
- The Islands Trust and CRD must ensure that voices from all demographics and communities are heard when developing the policy. This will mean using unconventional ways to engage the different microcosms of our community when and where they can most effectively participate. For example, members of the workforce are usually best engaged outside of standard business hours.
- Once a policy is developed it must be shared with the community. It will guide all future public education and engagement and should be reviewed and updated every three to five years to keep pace with technology and other changes.

STRATEGY 3

Preservation of Rural Areas and Nature Space through Clustered Housing

Objectives

Unchecked residential sprawl is changing Salt Spring Island from a rural community characterized by farms, forests, homesteads, village nodes, and diverse households into a subdivided patchwork of private, affluent estates. Private residential development typically maximizes private views and interests without equal consideration of natural systems or broader community needs, including attainable housing. Instead of continuing to accept the status quo as an entitlement, Salt Spring Island must limit this kind of growth on undeveloped land and incentivize investment that protects nature space, water resources, and farmland, and allows households of varying incomes to live across the island.

Context

Due to zoning that was established soon after the formation of the Islands Trust, the easiest properties to subdivide and develop on SSI are in rural areas. Most of this land is located away from services and was traditionally farmland or forest. As population growth and development pressure continue, a massive generational transfer of wealth as real estate is underway, and without adequate growth management strategies in place, residential sprawl is accelerating.

The impacts allowable under our existing regulations are devastating: increased deforestation and ecosystem destruction, loss of large agricultural properties, huge amounts of potable water being used for landscaping and other non-essential amenities rather than sustaining people, new road building, large home construction, increasing GHG emissions, escalating real estate prices, and further strain on services. This is the most expensive, environmentally detrimental and socially exclusive form of housing we can build. It also breaks from historical rural development where structures were clustered on large parcels for economic efficiency and social benefit, allowing for the remaining acreage to be left as contiguous nature space or farmland. As residential subdivisions of rural land multiply, forests and farmland shrink and become fragmented.

[41,44]



Forest or Ocean View?

This is one of several large lots on Mount Erskine recently clear-cut and marketed as view lots for single-family homes. Previously, lots on Trustee's Way were entirely forested and contiguous with protected park and conservations lands. Conservation-minded development standards and clustered housing principals seek to prevent this kind of incremental deforestation while allowing for compact and diverse housing forms such as small detached homes and accessory dwellings.

Fortunately, there are regulatory and legal tools available to manage and incentivize responsible rural development that supports smaller-scale clustered housing, along with long-term protection of nature space and farmland. *Conservation communities* and *homeplate zoning*⁵ are terms used to describe some of these tools or, more accurately, suites of tools.

5 A development type called *eco-village* has frequently been discussed at local housing meetings and forums as a desirable approach for living more lightly on the land while housing more people. Both conservation communities and homeplate zoning could support this type of development along with other clustered housing approaches.

Regulatory Tools for Conservation-Oriented Housing

A Salt Spring Island–specific toolkit for responsible rural development could include:

- **Land stewardship zoning and conservation communities:** Smaller parcel size and/or additional density is granted if all of the permitted density on the parent parcel is combined on a smaller portion of the land (usually 40 percent or less) in the form of low-impact development and the remainder of the land (usually 60 percent or more) stays contiguous and is protected in perpetuity through covenants, inclusion in the Agricultural Land Reserve, or other mechanisms. This is a good way of protecting nature space and farmland protection on large rural parcels (more than 20 acres). [40,41,44,36]



Roberts Creek Cohousing

Compact homes on small lots are clustered together at the Roberts Creek Cohousing community on the Sunshine Coast to reduce costs, increase opportunities for social interaction, and protect large areas of the site for nature space. Photo: Mobius Architecture



The siting and large footprint of the new development increases costs, can conflict with adjacent agriculture practices, fragments the natural landscape and reduces the potential for agriculture.

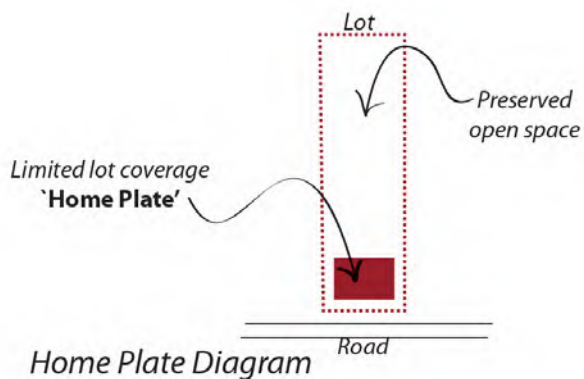


Residential buildings are located in an efficient arrangement near the road so that impacts to surrounding working landscapes and open space are limited.

Large Homes vs. Clustered Housing

Illustration: IPS and Gemella Design, 2012

- **Homeplate zoning:** Flexibility of dwelling type and size within compact, maximum total floor area on a singular parcel is allowed in exchange for a land covenant on a large portion of the land (more than 50 percent) allowing only eco-forestry, permaculture, organic farming, or conservation. This achieves similar outcomes as a conservation community without subdividing the land and is a good way of incentivizing land protection on smaller rural parcels (less than 20 acres) although it could also be applied to larger lots. [40,41,42,44]



Homeplate Zoning

Illustration: IPS and Gemella Design, 2012



Lopez Island Community Land Trust

This award-winning land trust neighbourhood on Lopez Island employs homeplate principles where higher-density housing is clustered on a smaller portion of a single lot instead of spreading a similar amount of density across the entire site. Additional measures such as passive solar design, photo-voltaic solar power, bioswales, and shared food gardens further reduce the ecological footprint of the development and improve the quality of life for residents. Photo: Lopez Island Community Land Trust

- **Rural development permit areas:** These provide guidelines for the form and character of development on individual rural properties with important nature space where more intense housing is proposed. Guidelines can address considerations such as building siting, maximum buildable area of structures, landscape buffers and setbacks from sensitive areas, and tree protection. [36] A development permit area for wildfire should also be considered as a tool for reducing wildfire risk and damage associated with rural development at the wildland-human interface.

- **Eco-density bonuses:** Additional density is granted on rural properties where water supply and environmental conditions are met and a covenant granted to ensure the affordability of the additional units. This is a good way to incentivize affordability in perpetuity and create permanent rental homes island-wide. [22,30,31,40,42,44]

- **Density transfers:** These allow for density to be moved from areas of the island where development would have more adverse impacts (such as on forested mountain sides or away from emergency services) to areas where it could be better supported (such as closer to transit and schools). The art of a successful density transfer program is to make it financially and politically viable by pre-zoning the recipient areas, offering incentives, and allowing easy inclusion of new donor and recipient areas into the program. [41,44]

- **Maximum house size:** Limit the size of private, detached homes to less than 2,000 square feet to encourage efficient use of resources and compact living and limit land clearing. The size cap should include exceptions for shared housing solutions, such as rooming houses and multi-unit dwellings.

- **Proof of potable water:** Proof of a sustainable, potable water supply that is sufficient for the planned use is essential for all rural housing solutions.

ACTIONS: Islands Trust

3.1 Create a public education and engagement program to educate islanders and other stakeholders about the impacts of SSI's current land-use pattern and the benefits of compact development alternatives in rural areas.

3.2 Update the *OCP* and *Land Use Bylaw* to enable and incentivize more compact, clustered development, increase contiguous land protection in rural areas, and cap detached housing size.

Policies and zoning regulations should support feasible implementation of conservation communities and homeplate zoning and create new rural development permit areas, density bonusing, and density transfer mechanisms. The revisions should be based on best practices, clearly articulate the criteria for allowance, and remove barriers to implementation inherent in the current rezoning-centric model. Simplicity and adaptability are often the key to ensuring that policies and bylaws remain useful over time as needs and circumstances change.

3.3 Engage with the CRD, SSI Conservancy, Islands Trust Conservancy, SSI Farmland Trust, and other interested organizations to inform best practices and establish a coordinated approach for negotiating and administering covenants for housing affordability and land protection.

ACTIONS: CRD

3.4 Create agency capacity to negotiate and administer housing agreements.

3.5 Update priorities and policies for acquiring new local and regional parks to be ready for opportunities that may become available through conservation communities. The CRD should also develop a clear policy for how to use or transfer density from all CRD-owned properties (including parkland) on SSI to support more community housing in appropriate locations.

3.6 Allocate resources from the Regional Housing Trust Fund to support the development of rural-scale, covenant-restricted affordable housing on private and non-profit owned land.

ACTIONS: Islands Trust and NSSWD

3.7 Make water supply research, mapping, and recommendations from the SSI Watershed Protection Alliance Technical Working Group publicly available as a means of informing public discussion and land-use policy development. Provide clear direction and public education on which areas of the island can accommodate more density based on the latest mapping of water supply and best available data.

3.8 Proactively share research on actual domestic water use and non-revenue water use (system leaks) with the public.

3.9 Provide sustained advocacy to the Province to lower proof-of-water requirements to reflect actual usage and provide support for more housing.

ACTION: Conservancies, Land Trusts, and Interested Organizations

3.10 Create agency capacity and external partnerships to participate in the design and implementation of homeplate zoning and conservation community regulations in alignment with missions such as the protection of watersheds and farmland and/or the provision of community housing.

Essential Partners:

Capital Regional District

Islands Trust

Islands Trust Conservancy

Local First Nations

North Salt Spring Waterworks District

Other relevant water systems

Residents and property owners in rural areas

Salt Spring Island Conservancy

Salt Spring Island Farmland Trust

Salt Spring Island Watershed Protection Alliance

Conservation Community on Cortes Island

Weyerhaeuser (formerly MacMillan Bloedel) owned 250 acres of land located at the heart of one of Cortes Island's residential areas. The forest was slated to be logged. A group of local residents and business owners joined together to acquire the land in order to transform it into a residential conservation community. The group identified three key priorities for Siskin Lane: conservation, public access, and community building.

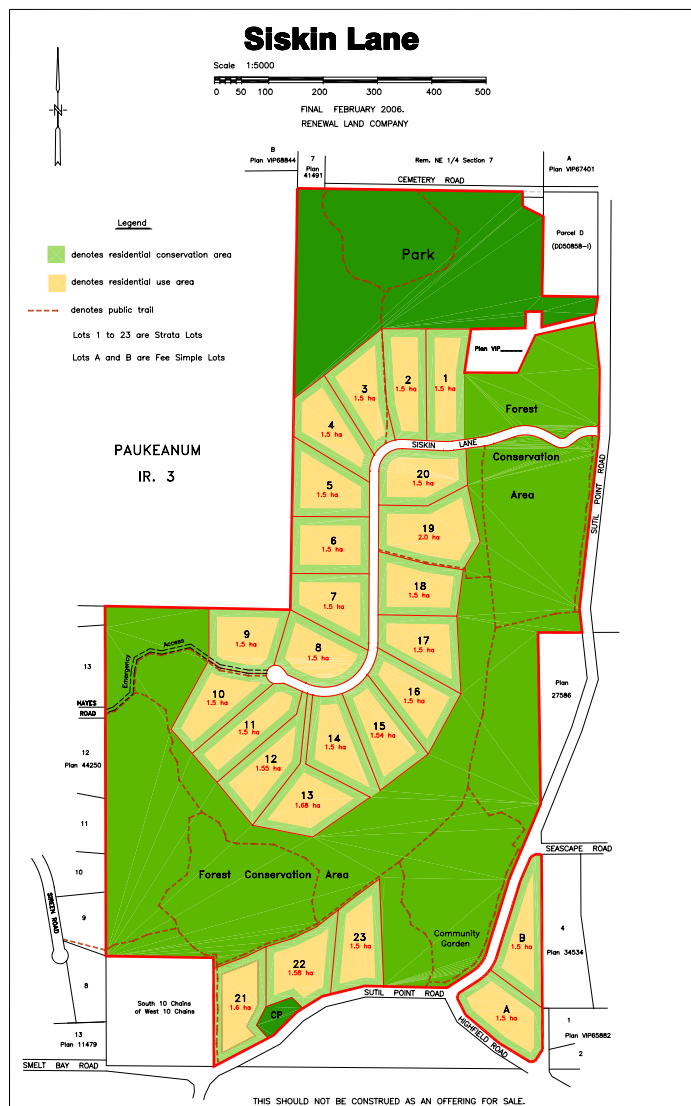
Siskin Lane was developed on 250 acres, originally zoned to be divided into 25 equal parcels of 10 acres each. Using Cortes Island's Forest Land Stewardship zoning, which allows properties of this kind to be reconfigured to preserve the majority of the nature lands and concentrate development in one area, the project team reduced the size of the lots to 2.5 acres and clustered them in one corner of the property.

As the land situated along the main road was determined to be of high value for conservation, a new road was created into the subdivision. The land surrounding the development was placed into trust with The Land Conservancy of BC.

Further conservation requirements were placed on the development of individual lots. Each residential lot had a conservation ring of forest designated around its perimeter, with up to a maximum of 25 percent permitted to be taken down. In the centre of the lots, up to 75 percent may be removed for residential use. This preserved a conservation buffer between lots and prevented owners from clear-cutting their properties. The maximum size for all buildings was limited to 5,000 square feet.

A significant goal of the project was creating public access with a network of trails. These were not all new; many were already in use by the community, while others were added based on community feedback. In addition, a portion of the land was donated to the community to become Cemetery Road Park. The trails outside the public park were granted a statutory right-of-way to guarantee public access in perpetuity with no risk of land owner liability.

In response to concerns about rising housing costs, affordability, and lack of housing options for local residents, the project team prioritized the lots for full-time, local residents.



Siskin Lane Neighbourhood on Cortes Island
Illustration: The Renewable Land Company

STRATEGY 4

Readying Ganges Village for More Housing

Objectives

There are many reasons why more housing and higher-density, mixed-use development on Salt Spring Island should be focused near the social and economic heart of our community, Ganges Village. There are also a multitude of challenges to implementing what initially appears as a common-sense solution. Nonetheless, the eventual benefits of having a walkable, socially inclusive and economically vital village should compel local government agencies to prioritize this work as an intergovernmental collaboration and address the challenges proactively.

Context

Research and lived experience from around the world and throughout human history shows that directing growth and higher-density housing closer to services and infrastructure is one of the best ways to efficiently use land and public assets, protect nature space and farmland, reduce car travel and GHG emissions, promote social inclusion and vibrancy, support local businesses, and so on.

Best practices for rural community planning in North America [44] provide a template for making this happen:

- Establish a growth boundary around the town centre area within which infrastructure investment is then prioritized to support higher-density housing and businesses.
- Identify areas outside the village boundary for nature space and farmland protection and limit residential uses to those areas that are designed to safeguard ecosystems and watersheds and constrain infrastructure.
- Create rules and incentives, and secure funding, to focus development within the growth boundary and protect nature space and farmland in perpetuity outside of the growth boundary.

Unfortunately, this proven template doesn't work for Ganges Village in today's context. There are five overarching issues that must be attended to before parcel-specific planning practices such as zoning and development permit areas



Friday Harbor

Friday Harbor on San Juan Island shares many characteristics with Ganges Village, including being the largest town and economic centre of its region. Urban growth boundaries around every town in the San Juan Islands focus residential density and infrastructure investment into the existing populated areas and protect the rural areas outside the boundary from overdevelopment.

should be contemplated. These issues are summarized below along with recommended actions.

Aspirations for “more density” or “more apartments” in Ganges Village need to be tempered with a realistic understanding and proactive approach to address the fundamental challenges that underlay planning the village area. This work can and should be done.

Issue 1: Outdated Planning Processes and Reconciliation

Many local First Nations have strong connections to the unceded territory that is Shiya'hwat in the Hul'q'umi'num' language, or SYOWT in the SENĆOŦEN language, and locally known as Ganges Village. These connections to the village site and the adjacent land and waters predate the arrival of non-Indigenous settlers. The establishment of the settler village was a colonial act that displaced Indigenous communities, destroyed well-established Indigenous food systems, and significantly disrupted their ways of life.

[32] Very little has been done in the past century to fully acknowledge this displacement and build new, respectful relationships between local First Nations and non-Indigenous islanders.

In 2022, the Islands Trust's Ganges Village planning effort was put on hold after requests from local First Nations to be included in the planning process were not responded to in a timely and respectful way. This underscores the need for the Islands Trust and other groups involved in land-use planning, management, and development activities to revisit and improve how, when, and why they engage with First Nations.

To foster the much-needed transformative change in these relationships, local government will have to reshape SSI planning processes with reconciliation at the core. [45] Planning the future of Ganges Village is an opportunity to invite dialogue and explore how to do things differently. Part of this requires letting go of any predetermined outcomes and welcoming new and less familiar ways of planning.

ACTION: Islands Trust and CRD

4.1 Proactively and respectfully engage with local First Nations to explore how to work better together, with the goal of centring reconciliation in all community planning work, and understanding that this is transformative work that will require time and new resources.

This process and its outcomes should be accessible to all community members to foster understanding and build trust and public support for change.

Issue 2: No Community Water Service for Multi-unit Housing

The 2014 North Salt Spring Waterworks District (NSSWD) moratorium on new water connections only allows for one detached home per lot to connect to the community water system. [12] This effectively prohibits the development of suites, apartments, townhomes, and any other multi-unit housing in and around Ganges Village. NSSWD's own data shows that existing multi-unit housing in the district (mostly townhomes) consumes 25 percent less water than detached housing. [8] The moratorium also inadvertently incentivizes the development of detached single-family homes as the nearly singular housing form within the district and increases pressure for more housing development into rural areas outside the district.

While there is public enthusiasm and proven systems for using rainwater harvesting as a potable water supply for multi-unit housing, and while recent changes to provincial guidelines have removed some regulatory barriers, this approach is not logically or financially feasible on a project-by-project basis within the village. Further changes to provincial legislation and regulations and the creation of a community approach to collecting and managing rainwater as a potable supply is required to make this a realistic solution for multi-unit housing. [46,47]

Groundwater can be an option for some multi-unit housing projects in the village but this approach presents many challenges, including the ability of wells to meet projected demand, potential salt water intrusion and long-term overdraw on aquifers, and the often prohibitive expenses and logistics of meeting provincially legislated water utility requirements. [46] Dragonfly Commons is a local workforce housing proposal that was stalled for many years due to the challenges of establishing a groundwater utility despite having a well that performs above the projected demand of the project.

Recycled greywater is another water solution that is easy to champion but harder to implement. Current provincial rules only allow recycled greywater to be used for "low-risk purposes" such as irrigating lawns and flushing toilets. Integrating this solution for some non-potable indoor uses, as was accomplished locally for the Croftonbrook affordable housing projects, can reduce demand on the potable water supply but cannot replace it. As an emerging water solution, recycled greywater systems for multi-unit housing are costly and require specialized professionals to design, build, and maintain the systems.

From a climate action perspective, it is prudent that our local leaders and government agencies advocate for

legislation changes and new standards that remove barriers to alternative water solutions and reduce the cost of these systems, especially for much-needed community housing.

In the meantime, the local responsibility for resolving the water servicing issue in Ganges Village rests largely with NSSWD. The organization's inability to find alternatives to the moratorium points to the inadequacy of the improvement district model to resolve this predicament on its own. NSSWD has reported substantial non-metered use (operational uses and leaks in the system that are not on individually metered properties) [8] and participated in a provincially funded study that recommended consolidating NSSWD and CRD systems to create a more effective island-wide system that would be eligible for infrastructure funding, among other benefits. [48]

Addressing aging infrastructure and the moratorium that is exacerbating the housing crisis are clearly in the public interest. It is imperative that the Islands Trust, CRD, and NSSWD work together to shift our community from paralysis to problem-solving on these water infrastructure and management issues.



Shifting the Burden

The recently completed Croftonbrook neighbourhood in Ganges Village provides much-needed subsidized homes to islanders. Potable water for the project is supplied by groundwater. Other water needs are supplied by recycled greywater, rainwater, and a connection to a community system for fire suppression purposes only. Implementing this multi-source system was expensive and challenging for the small non-profit developer and ultimately increased the cost of the project. Future non-market, multi-unit housing will be similarly burdened or entirely impossible if on-site groundwater is not viable or other actions are not taken. Photo: Saywell Contracting Ltd.

ACTIONS: NSSWD

4.2 Actively pursue alternatives to the water moratorium for community housing in Ganges Villages and for non-market housing and ADUs district-wide, with a goal of enabling changes before April 2024 (the 10-year anniversary of the moratorium).

The process should be transparent and accessible to rate-payers and the public and undertaken in collaboration with the CRD and Islands Trust to ensure the best outcomes for the community. Given the complexity of this work, it is expected that NSSWD will need to do the following:

- Secure funding through innovation, housing, or infrastructure funding programs and retain qualified professional support.
- Create or strengthen partnerships with the CRD, Islands Trust, Province, and community groups.
- Embrace new approaches such as a “Solutions Lab” to reframe and problem-solve the water supply issue for community housing, looking at all the options currently available to NSSWD along with options that have not yet been identified.

4.3 Properly resource the replacement of decaying infrastructure and allocate resources for better leak monitoring, resolution, and reporting to significantly reduce system leaks and increase public confidence in system management.

A leak reduction plan and scheduled progress reporting should be made available for ratepayer and public review and discussion. Water saved through leak reduction and operational improvements should be reallocated to support accessory dwelling units, non-market housing, and multi-unit community housing.

ACTION: NSSWD and CRD

4.4 Hold a joint public meeting to share the findings of the 2020 *Salt Spring Island Water Service Optimization Study* and clarify what steps each organization has taken since the completion of the study to address the issues it identified. Provide opportunities for ratepayers and the general public to learn, ask questions, and weigh in. Outline the process ahead, including how the organizations intend to work together to consolidate servicing or alternative approaches that address NSSWD's significant funding and governance issues.

ACTION: NSSWD and Islands Trust

4.5 Coordinate to revise and adopt proof-of-water requirements and system capacity assumptions based on actual use to support more compact housing, and prioritize water services for ADUs, non-market housing, and multi-unit community housing in and near Ganges Village.

ACTION: NSSWD, CRD, and Islands Trust

4.6 Create and implement a regional interagency strategy for sustained advocacy to Vancouver Island Health Authority and the Province to revise requirements and standards to remove the barriers for rainwater harvesting for multi-unit potable supply, multi-unit water utilities, composting toilets, and greywater recycling as standard practices.

Issue 3: Sewer System Capacity

Multi-unit housing projects in the Ganges Village area are required to connect to a community sewer service that conveys, treats, and disposes of liquid waste. These developments are primarily serviced by the Ganges Village Sewer District operated by the CRD. The capacity of the existing system is limited. Solutions such as prioritizing service for non-market housing and expanding the treatment capacity should be actively pursued to allow for more housing within the village area.

ACTIONS: CRD

4.7 Prioritize remaining sewer service capacity for non-market housing, ADUs, and multi-unit community housing in and near Ganges Village.

4.8 Expand the treatment capacity of the Ganges Harbour Wastewater Treatment Plant and associated infrastructure, and develop infrastructure for repurposing treated greywater for non-potable uses in Ganges Village.

The plan should include a financial strategy that does not unfairly place the financial burden on existing ratepayers.

Issue 4: Sea-Level Rise

The *Salt Spring Island Climate Action Plan 2.0 (CAP 2.0)* identifies areas of Ganges Village that will be impacted by sea-level rise and storm-related flooding within the coming decades. These climate change impacts will initially affect the business district closest to the waterfront and Centennial Park but are expected to affect other low-lying areas within the village area. [49] New climate modelling since the release of *CAP 2.0* indicates that these impacts will be experienced sooner than previously anticipated. [50]

How we mitigate these impacts on existing development and where we locate new development to minimize future impacts should be a major planning consideration—especially for housing. Common-sense thinking of “seek higher ground” means we should consider directing growth towards Rainbow Road, Drake Road, Upper Ganges Road, and near the schools.

ACTION: Islands Trust, CRD, and Transition Salt Spring Society

4.9 Map projected sea-level rise in Ganges Village and the alternative development areas for future village growth. Facilitate public education and dialogue to inform a revised village boundary and incremental phasing plan that can be implemented with available planning and financial tools and public support.

ACTION: Islands Trust, CRD, and Ministry of Transportation and Infrastructure

4.10 Coordinate planning and prioritize infrastructure investments to support residential development in future village growth areas located outside the projected sea-level rise zone, such as Drake Road.

Issue 5: Agricultural Land Reserve

Many of the parcels best suited for multi-unit development in and near Ganges Village are within the Agricultural Land Reserve (ALR) and cannot be developed for multi-unit housing or mixed-use projects. Their inclusion in the ALR is a legacy of the farming operations that existed in these locations when the ALR was created rather than a reflection of the best use of this land for our community today. Salt Spring Island has an abundance of uncultivated farmland in areas and on properties that are more appropriate for farm use.

The ALR properties near Ganges Village are discontinuous, relatively small, expensive to purchase, and unlikely to be transitioned back into active farm use. These properties are more likely to be purchased and developed into private single-family estates. With limited available and undeveloped land outside of the projected sea-level rise zone, these properties are valuable locations for higher-density community housing. Removing these properties from the ALR and including other arable properties in the ALR, or establishing a special non-farm use agreement for ALR lands within Ganges Village, should be pursued by local government.



ALR Land in Ganges Village

This six-acre property on Jackson Avenue is located in Ganges Village. Neighbouring properties include a gas station, office complex, medical clinic, and our community's performing arts centre. The property is adjacent to a park and across the street from multiple schools. While it is an ideal location for multi-unit community housing, ALR regulations only permit one primary home.

ACTIONS: Islands Trust

4.11 Catalogue all ALR properties in Ganges Village to accurately document their size, location, adjacencies, historical and current uses, soil and terrain types, market, and multi-unit housing potential.

Use this information to compare the benefits of retaining these parcels for agriculture or multi-unit housing.

4.12 Engage the Agricultural Land Commission in developing an approach for removing all or most ALR lands in Ganges Village from the reserve, potentially in exchange for designating new ALR lands outside of the village area, or conditionally allowing multi-unit housing as a special non-farm use.

4.13 Establish a comprehensive and innovative interagency planning process for Ganges Village.

The process will be unlike those previously undertaken within the Islands Trust region. It will require long-term engagement and investment from all local governments and others, including CRD and Islands Trust, First Nations, NSSWD, community groups, and the Province.

Essential Partners:

Capital Regional District

Community groups

Islands Trust

Local First Nations

North Salt Spring Waterworks District

Province of BC

Residents, property owners, and businesses in and near Ganges

STRATEGY 5

Accessory Dwellings for Housing, in the Right Places

Objectives

Although Salt Spring Island is widely known as an idyllic place to spend a weekend in a cozy cabin, a yurt in the forest, or a tiny home on an agricultural property, these and other types of accessory dwelling units (ADUs) are mostly prohibited as long-term residences. The well-documented benefits of ADUs as a private-sector housing solution, coupled with the common knowledge that many islanders live full time in illegal ADUs, provides a strong case for legalizing and guiding this type of rural infill housing.

Context

Many early homesteads and family properties had one or more small dwellings in addition to a larger “primary” house. Islanders have lived in cabins, above barns and garages, and in secondary suites for generations. These accessory dwellings housed adult children or elderly family members, farmworkers or other employees, or were leased for rental income. All of these housing needs still exist today on SSI and could be met, at least in part, with legal ADUs.

ADUs are a unique housing solution because they are funded, built, and managed by individual property owners, usually home owners who reside on the same property. The property owner is motivated by a beneficial exchange, such as generating income to help pay their mortgage or housing extended family or community members. For others, the motivation is being able to grow old on their property (“age in place”) by moving into the smaller dwelling and renting out the larger house, or by housing an on-site caregiver in the ADU. [30,39,42,44,51,52]

There are many other benefits of ADUs:

- Allow private property owners to participate in addressing the housing crisis with islanders helping islanders; no new land or government funding is required.
- Maintain the existing character of the neighbourhood while gradually increasing density, and reduce sprawl by making use of already developed residential land, infrastructure, and services.
- Require fewer resources to build and maintain than larger detached homes, and are easier to finance and less expensive to build than multi-unit housing like townhomes and apartments.



Part of the Solution

Cabins and small clustered homes have a long history of being used to affordably house working class residents and their families. Many rural and resource towns relied entirely on this type of housing for their workforce. Although Salt Spring Island shares this history, most of the island's cabins are no longer legally available for year-round occupancy while short-term rentals and seasonal occupancy is widely allowed.

- Respond to decreasing household size and increasing demand for small dwellings; smaller dwellings tend to rent for less than larger dwellings.
- Allow empty nesters and those with inadequate incomes who have large homes to trade surplus space for income or on-site support that could help them remain in their homes, and provides prospective home owners with income that could help them qualify for a mortgage.
- Support multi-generational and communal living, informal companionship and child care, increased safety, and shared maintenance.

Anecdotal information suggests that illegal ADUs occupied as full-time dwellings are pervasive on Salt Spring Island. [25,27] Everyone seems to know several people who live in illegal ADUs. Those who own or rent illegal ADUs often do so with the knowledge that a bylaw infraction notice could result in a forced eviction. This creates housing insecurity

—a precarious situation that discourages tenants from advocating for their rights as they don’t want to be “found out” and lose their homes.

Long-term rental of most ADUs became illegal through zoning changes several decades ago, while at the same time the development of seasonal cottages and other tourist accommodations continued as an allowed use. Several attempts to reprioritize suites, cottages, and other ADUs for long-term rentals have been made in the past 20 years. [22,40,42] Many policies in the *OCP* support suites and ADUs as long-term rental housing. A secondary suites bylaw was approved in 2013 but was undermined almost entirely by the 2014 NSSWD moratorium that considers new suites or ADUs additional density—equating them with new single-family homes. The most recent effort to legalize ADUs was initiated in 2021 as part of the Salt Spring Local Trust Committee’s Housing Action Program. Proposed Bylaw 530 contemplated permitting ADUs for long-term housing across the island.

Addressing Community Concerns

Many islanders have expressed concerns that legalizing ADUs on Salt Spring Island will contribute to overpopulation, stress freshwater resources, negatively impact the natural environment, create unaffordable rents, and be misused as short-term rentals. While these are legitimate concerns, the experience of other small communities where ADUs are legalized for long-term housing demonstrates there are more benefits than detriments and that concerns can be addressed.

Overpopulation

In BC communities that are comparable to SSI, the uptake of ADUs on properties where they are allowed is under 10 percent. [51] Given the high cost of construction, legalizing ADUs for long-term occupancy is more about creating a path for legalizing existing ADUs and allowing modest unit increases, especially for multi-generational living, than for creating a lot of new housing stock. It is an important home owner-initiated and -funded solution.⁶

Water and Wastewater

The permit process requires that potable water and wastewater are addressed prior to the issuance of a building permit for an ADU. ADUs will only be permitted if an applicant can demonstrate provision of enough potable water and proper wastewater treatment. In addition to this safeguard, data gathered by Salt Spring Island Watershed Protection Alliance shows that we are requiring that substantially more quantity is available on each residential property than is typically being used. [8]

Sensitive Ecosystems

The same setbacks, development permit area guidelines, and provincial and federal regulations that safeguard ecologically sensitive areas—like wetlands, shorelines, and community well capture areas—from potential impacts from single-family homes also apply to ADUs.

⁶ Many communities in BC are actively trying to increase the uptake and development of ADUs by permitting strata conversion for individual ownership. This provides a higher financial return to the property owner, removes the potential deterrent of rental management, and increases entry-level home ownership opportunities.

Affordability of Rental Housing

The rental vacancy rate on SSI has been less than one percent for many years. Scarcity is as much an issue as cost. Rental housing is needed for people of all income levels who cannot afford the \$1,081,286 average price tag for local home ownership.⁷

The cost of renting is also escalating exponentially. The scarcity of rental and entry-level home ownership options on SSI means that landlords can charge ever-higher rents when higher-income earners are competing with lower-income earners for the few available rental units.

While privately owned ADUs can be rented at any rate someone is willing to pay, there are two factors that help to regulate that amount:

1. The compact size of an ADU usually means the market rent will be lower than for a larger home in the same area.
2. The Province regulates rent increases. If a renter began renting an ADU in 2018 for a market price of \$850 per month, the maximum rent they could charge

in 2023 is \$925 if all permitted annual rent increases were realized. [53] This is lower than if the rent had increased at the rate of inflation (resulting in \$1044 per month) [24] or matched the rent escalation documented on SSI (resulting in \$1147 per month) [54] over the same time period. While this is an imperfect affordability control, renters with stable, long-term housing will eventually pay below-market rent, whereas renters who do not have stable housing will confront market pricing every time they move.

Short-Term Rentals

Currently, short-term rentals in ADUs are widely enabled on SSI by zoning regulations while long-term occupancy is not. This needs to be flipped to allow more legal long-term homes for locals. Zoning and business licensing can be used to better regulate short-term rentals (STRs) without preventing long-term occupancy. [55] Best practices from comparable communities should be shared with local government staff, the public, and accommodation operators and be integrated into a local approach to curb nightly rentals and promote housing for islanders.

ACTIONS: Islands Trust

5.1 Provide public education on the impacts and benefits of rental and strata-titled ADUs and best practices for addressing community concerns like proof-of-water availability and unsanctioned short-term rentals.

Facilitate additional community meetings and consultation with First Nations to share information, discuss concerns and solutions, and identify areas of agreement and compromise.

5.2 Integrate recommendations from the Housing Action Program Task Force⁸ into proposed Bylaw 530 or an equivalent ADU bylaw, and renew effort to permit long-term occupancy of ADUs and tourist accommodations in all residential zones.

Consider phasing in the bylaw or limiting the number of ADUs to garner broad community support. Monitor and report annually on ADU uptake.

5.3 Explore creating a density bonus program to conditionally allow through a housing agreement additional ADUs that achieve high ecological or energy standards or that maintain affordability.

5.4 Update zoning regulations to modernize and limit short-term accommodation uses in line with best practices from comparable communities and the 2020 STR Toolkit (*Regulating Short Term Rentals: A Toolkit for Local Canadian Governments*) [55].

This should be done in tandem with a new CRD-led business licensing system for short-term rentals.

⁷ On SSI, to afford the average 2021 sale price for a non-waterfront, single-family home (\$1,081,286), a household requires a gross annual income of \$228,000. [25] This is \$158,500 more than—or over three times—the 2020 median household income of \$69,500. [4]

⁸ Recommendations from August 30, 2022.

ACTIONS: CRD

5.5 Resource a business licensing system for short-term rentals in line with best practices from comparable communities and the 2020 STR Toolkit.

Include early consultation with short-term rental operators and the public. This should be done in tandem with a new Islands Trust-led zoning update to modernize and limit short-term rentals.

5.6 Resource internal capacity for managing private housing agreements for ADUs with affordability controls.

Include early consultation with potential agreement holders and the public to confirm interest, issues, and incentives for uptake.

5.7 Identify funding for capital grants and other incentives for private development of ADUs under housing agreements.

ACTION: Salt Spring Island Watershed Protection Alliance

5.8 Provide recommendations for where ADUs can be best located based on available water supply information.

ACTIONS: NSSWD

5.9 Revise policies to define ADUs, including secondary suites, as an intensification of an existing water service instead of a new hook-up. Include measures to ensure quantity thresholds are not exceeded.

5.10 Remove barriers to legalizing ADUs, including secondary suites, within the NSSWD.

5.11 Explore innovative policies and practices for encouraging water conservation, developing alternative sources of non-potable water, and restricting treated domestic water for interior uses only.

Essential Partners:

Capital Regional District

Islands Trust

North Salt Spring Waterworks District

Residents and property owners

Salt Spring Island Watershed Protection Alliance

Summary of Strategies

Strategy 1: Coordinated and Properly Resourced Local Approach to Housing

Actions	Initiator
1.1 Establish and resource a local housing entity.	CRD
1.2 Expand the scope of the CRD's proposed Rural Housing Program for the Southern Gulf Islands to include SSI.	CRD
1.3 Develop an implementation-focused SSI housing strategy.	CRD
1.4 Hire or identify an experienced housing planner to overview housing work and coordinate with the CRD and other partners.	Islands Trust

Strategy 2: Effective Public Education, Engagement, and Dialogue on Housing

Actions	Initiator
2.1 Educate elected officials and staff on public education and engagement best practices and current methods.	Islands Trust, CRD, NSSWD
2.2 Develop and resource a Public Education and Engagement Policy.	Islands Trust, CRD, NSSWD

Strategy 3: Preservation of Rural Areas and Nature Space through Clustered Housing

Actions	Initiator
3.1 Create a public education and engagement program about the benefits of compact development.	Islands Trust
3.2 Update the <i>OCP</i> and <i>Land Use Bylaw</i> to enable and incentivize more compact, clustered development, increase contiguous land protection in rural areas, and cap detached housing size.	Islands Trust
3.3 Engage with appropriate partners to establish a coordinated approach for covenants for housing affordability and land protection.	Islands Trust
3.4 Create agency capacity to negotiate and administer housing agreements.	CRD
3.5 Update priorities and policies for acquiring new local and regional parks to be ready for opportunities that may become available through conservation communities and to clarify how to use or transfer densities from CRD-owned properties.	CRD
3.6 Allocate resources from the Regional Housing Trust Fund to support the development of rural-scale, covenant-restricted affordable housing.	CRD
3.7 Make water supply research and mapping publicly available and provide clear direction on where density can best be accommodated by water resources.	Islands Trust and NSSWD
3.8 Proactively share research on actual domestic water use and non-revenue water use (system leaks) with the public.	Islands Trust and NSSWD
3.9 Provide sustained advocate to the Province to lower proof-of-water requirements to reflect actual usage and provide support for more housing.	Islands Trust and NSSWD
3.10 Create agency capacity and external partnerships to participate in design and implementation of homeplate zoning and conservation community regulations.	Conservancies, Land Trusts, and Interested Organizations

Strategy 4: Readyng Ganges Village for More Housing

Actions	Initiator
4.1 Proactively and respectfully engage with local First Nations to explore how to work better together.	Islands Trust and CRD
4.2 Actively pursue alternatives to the water moratorium for community housing in Ganges Villages and for non-market housing and ADUs district-wide.	NSSWD
4.3 Allocate resources for better leak monitoring, resolution, and reporting to significantly reduce system leaks and increase public confidence in system management.	NSSWD
4.4 Hold a joint public meeting to share the findings of the 2020 Water Service Optimization Study and outline the process ahead.	NSSWD and CRD
4.5 Coordinate to revise and adopt proof-of-water requirements and system capacity assumptions based on actual use and prioritize water services for compact and non-market housing in and near Ganges Village.	NSSWD and Islands Trust
4.6 Create and implement a regional interagency strategy for sustained advocacy to revise requirements and standards for alternative water supply and conservation practices.	NSSWD, CRD, and Islands Trust
4.7 Prioritize remaining sewer service capacity for non-market housing, ADUs, and multi-unit community housing in and near Ganges Village.	CRD
4.8 Expand the processing capacity of the Ganges Wastewater Treatment Plant and associated infrastructure, and develop infrastructure for repurposing treated grey-water for non-potable uses in Ganges Village.	CRD
4.9 Map and plan for projected sea level rise in Ganges Village and alternative development areas for future village growth.	Islands Trust, CRD, and Transition Salt Spring
4.10 Coordinate planning and prioritize infrastructure investments to support residential development in future village growth areas located outside the projected sea-level rise zone.	Islands Trust, CRD, and MOTI
4.11 Catalogue all ALR properties in Ganges Village.	Islands Trust
4.12 Engage the Agricultural Land Commission in developing an approach for removing all or most ALR in Ganges Village from the reserve.	Islands Trust
4.13 Establish a comprehensive and innovative interagency planning process for Ganges Village.	Islands Trust

Strategy 5: Accessory Dwellings for Housing, in the Right Places

Actions	Initiator
5.1 Provide public information and education on the impacts and benefits of ADUs.	Islands Trust
5.2 Integrate recommendations from the Housing Action Program Task Force in the proposed Bylaw 530 for ADUs or equivalent, and renew effort to permit long-term occupancy of ADUs and tourist accommodations in all residential zones.	Islands Trust
5.3 Explore creating a density bonus program to conditionally allow through a housing agreement additional ADUs that achieve high ecological or energy standards or that maintain affordability.	Islands Trust
5.4 Update zoning regulations to modernize and limit short-term accommodation uses.	Islands Trust
5.5 Resource a business licensing system for short-term rentals in line with best practices.	CRD
5.6 Resource internal capacity for managing private housing agreements for ADUs with affordability controls.	CRD
5.7 Identify funding for capital grants and other incentives for private development of ADUs under housing agreements.	CRD
5.8 Provide recommendations for where ADUs can be best located based on available water supply information.	SSIWPA
5.9 Revise policies to define ADUs as an intensification of an existing water service instead of a new hook-up.	NSSWD
5.10 Remove barriers to legalizing ADUs within the NSSWD.	NSSWD
5.11 Explore innovative policies and practices for encouraging water conservation, developing alternative sources of non-potable water, and restricting treated domestic water for interior uses only.	NSSWD



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Follow Up Action Report

Salt Spring Island

13-Dec-2022

Activity	Responsibility	Dates	Status
1 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	Target: 22-Jun-2023	In Progress

09-Feb-2023

Activity	Responsibility	Dates	Status
1 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

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 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		Completed
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 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		Completed

Follow Up Action Report

Salt Spring Island

09-Feb-2023

Activity	Responsibility	Dates	Status
4 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	Target: 22-Jun-2023	In Progress
5 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		Completed

Follow Up Action Report

Salt Spring Island

16-Mar-2023

Activity	Responsibility	Dates	Status
1 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		Completed

Follow Up Action Report

Salt Spring Island

16-Mar-2023

Activity	Responsibility	Dates	Status
2 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
3 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		Completed

13-Apr-2023

Activity	Responsibility	Dates	Status
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Follow Up Action Report

Salt Spring Island

13-Apr-2023

Activity	Responsibility	Dates	Status
1 Draft Minutes of the March 16, 2023 SS LTC Regular Meeting The following items were presented for consideration: - Item 9 - Trustee Reports - Replace "Trustee Patrick has been appointed to a Financial Planning Committee Working Group to develop a multi-year corporate plan;" with "Trustee Patrick has been appointed to a Financial Planning Committee Working Group to develop process for a multi-year corporate plan;" - Item 9 - Trustee Reports - Replace "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." with "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 Rural Islands." By general consent, the minutes of March 16, 2023 Salt Spring Island Local Trust Committee Regular meeting were adopted, as amended.	Jennifer Baddeley Rob Pingle		Completed

Follow Up Action Report

Salt Spring Island

13-Apr-2023

Activity	Responsibility	Dates	Status
2 SS-LCB-2023.1 - J. Chouinard - 109 McPhillips Avenue It was MOVED and SECONDED, 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. (109 McPhillips Avenue).	Chris Buchan Rob Pingle	Target: 25-May-2023	In Progress
3 SS-LCB-2023.1 - J. Chouinard - 109 McPhillips Avenue It was MOVED and SECONDED, 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 (109 McPhillips Avenue).	Chris Buchan Rob Pingle	Target: 01-Jun-2023	In Progress

Follow Up Action Report

Salt Spring Island

13-Apr-2023

Activity	Responsibility	Dates	Status
4 SS-LCB-2023.1 - J. Chouinard - 109 McPhillips Avenue It was MOVED and SECONDED, 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 (109 McPhillips Avenue).	Chris Buchan	Target: 22-Jun-2023	In Progress
5 Bylaw 530 - Accessory Dwelling Units It was MOVED and SECONDED, That the Salt Spring Island Local Trust Committee acknowledge it is the anticipation of the LTC that the uptake of available lots resulting from Adoption of Bylaw 530 would be less than 10% and direct staff to monitor and report back to the LTC two years following adoption of Bylaw 530, and that this direction be added to the Follow Up Action List.	Louisa Garbo		In Progress

Follow Up Action Report

Salt Spring Island

13-Apr-2023

Activity	Responsibility	Dates	Status
6 Bylaw 530 - Accessory Dwelling Units It was MOVED and SECONDED, That the Salt Spring Island Local Trust Committee request 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." as amended.	Louisa Garbo Rob Pingle		Completed

Follow Up Action Report

Salt Spring Island

13-Apr-2023

Activity	Responsibility	Dates	Status
7 Bylaw 530 - Accessory Dwelling Units It was MOVED and SECONDED, That the Salt Spring Island Local Trust Committee direct staff to develop and execute an engagement plan and communication materials for Proposed Bylaw No. 530 in cooperation with a sub quorum of the Housing Action Program Task Force and a Trustee. It was MOVED and SECONDED, That the Salt Spring Island Local Trust Committee appoint Trustee Patrick to work with staff and a sub-quorum of the Housing Action Program Task Force on the communication and engagement plan for Proposed Bylaw 530.	Jennifer Baddeley Louisa Garbo Rob Pingle		In Progress
8 Ganges Village Planning It was MOVED and SECONDED, That the Salt Spring Island Local Trust Committee defer File No. 6500 Ganges Village Planning staff report to the next meeting.	Louisa Garbo Rob Pingle		Completed

Follow Up Action Report

Salt Spring Island

13-Apr-2023

Activity	Responsibility	Dates	Status
9 Channel Ridge Communications Tower It was MOVED and SECONDED, That the Salt Spring Island Local Trust Committee request staff forward Resolution SS-2023-014 regarding First Nations Interim Protocol Agreements to Executive Committee.	Chris Hutton Rob Pingle		Completed
10 Housing Accelerator Fund It was MOVED and SECONDED, That the Salt Spring Island Local Trust Committee request staff to look into options to apply for the Federal Housing Accelerator Fund with other island partner organizations.	Chris Hutton Louisa Garbo		In Progress



REQUEST FOR DECISION

To: Salt Spring Island Local Trust Committee **For the Meeting of:** May 18, 2023
From: Rob Pingle, Acting Legislative Clerk SSI **Date Prepared:** May 11, 2023
SUBJECT: Freedom of Information and Protection of Privacy Bylaw

RECOMMENDATION:

1. 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 adopted.

DIRECTOR OF PLANNING SERVICES COMMENTS: The draft Freedom of Information and Protection of Privacy bylaw is in line with current legislation and Schedule of Fees.

1 PURPOSE:

To adopt the new Freedom of Information and Protection of Privacy bylaw and model bylaw to bring them in line with updated legislation.

2 BACKGROUND:

On April 12, 2023, the Executive Committee passed the resolution as recommended:

THAT the Islands Trust Executive Committee approve 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" in accordance with Section 27 of the Islands Trust Act.

This allows the Local Trust Committee to adopt the new Freedom of information and Protection of Privacy Bylaw that was given first, second and third readings at the March 16, 2023 Salt Spring Local Trust Committee meeting.

3 IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL:

Minimal staff time to update material on the website.

FINANCIAL:

Fees incurred can be charged current amounts for actual costs and reflect charges for various media formats, including digital records.

POLICY: N/A

IMPLEMENTATION/COMMUNICATIONS:

Staff would update the Islands Trust website with the new bylaws.

FIRST NATIONS:

There is no impact on First Nations on the adoption of the new Freedom of Information and Protection of Privacy bylaw and model bylaw.

OTHER:

There are no other implications of the recommendation.

4 RELEVANT POLICY(S): N/A

5 ATTACHMENT(S):

1. Salt Spring Island Local Trust Committee Freedom of Information and Protection of Privacy Bylaw No. 535, 2023

Alternative:

1. That this report be referred back to staff for additional information.

Submitted By:	Rob Pingle, Acting Legislative Clerk SSI	May 11, 2023
Concurrence:	Chris Hutton, Regional Planning Manager	May 11, 2023

SALT SPRING ISLAND LOCAL TRUST COMMITTEE

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY

BYLAW NO. 535

A Bylaw to designate the Head of the Salt Spring Island Local Trust Committee for the purposes of, and to set fees under, the *Freedom of Information and Protection of Privacy Act*, RSBC 1996, c. 165, as amended.

GIVEN THAT:

- A. Section 77(a) of the *Freedom of Information and Protection of Privacy Act*, RSBC 1996, c. 165, as amended (the "Act"), gives the Salt Spring Island Local Trust Committee the authority to designate a person as the Head of the Salt Spring Island Local Trust Committee for the purposes of the Act, and

B. Section 77(c) of the Act gives the Salt Spring Island Local Trust Committee the authority to set any fees the Salt Spring Island Local Trust Committee requires to be paid under section 75 of the Act,

THE SALT SPRING ISLAND LOCAL TRUST COMMITTEE ENACTS AS FOLLOWS:

Citation

1. This bylaw may be cited as "Salt Spring Island Local Trust Committee Freedom of Information and Protection of Privacy Bylaw No. 535, 2023".

Definitions and Interpretation

2. In this Bylaw:

"Act"

means the *Freedom of Information and Protection of Privacy Act*, RSBC 1996, Chapter 165, as amended.

"Commercial Applicant"

means a person who makes a request for access to a record to obtain information for use in connection with a trade, business, profession or other venture for profit.

"Head"

means the person designated under Section 3 of this Bylaw as the head of the of the Salt Spring Island Trust Committee for the purposes of the Act.

"Request"

means a request for information under Section 5 of the Act.

"Records"

includes books, documents, maps, drawings, photographs, letters, vouchers, papers and any other thing on which information is recorded or stored by graphic, electronic, mechanical or other means, but does not include a computer program or any other mechanism that produces records.

Designation of Head

3. The person from time to time appointed to the position of Secretary of the Islands Trust is designated as the Head of the Salt Spring Island Local Trust Committee for the purposes of the Act.
4. The person from time to time appointed to the position of Deputy Secretary of the Islands Trust and the person from time to time appointed to the position of Deputy Treasurer of the Islands Trust, each are authorized to perform any duty or exercise any function of the Head who is designated under Section 3.

Policies and Procedures

5. The Heads authorized to perform the duties of the Head shall operate in accordance with the Act and the Freedom of Information and Protection of Privacy policies, guidelines, and procedures, as set by the Islands Trust Council from time to time.

Fees

6. The fees that are payable by applicants under the Act are those set out in Schedule A to this bylaw.

Interpretation

7. Any word or expression used in this bylaw that is not defined in this bylaw has the meaning given to it in the Act on the date of final adoption of this bylaw.

Repeal

8. "Salt Spring Island Local Trust Committee Freedom of Information and Protection of Privacy Bylaw No. 333, 1994", is hereby repealed and replaced by this bylaw.

READ A FIRST TIME this 16 DAY OF MARCH ,2023

READ A SECOND TIME this 16 DAY OF MARCH ,2023

READ A THIRD TIME this 16 DAY OF MARCH ,2023

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS
12 DAY OF APRIL ,2023

RECONSIDERED AND FINALLY ADOPTED THIS
_____ DAY OF _____ ,20__

Chairperson

Secretary

Salt Spring Island Local Trust Committee
Freedom of Information and Protection of Privacy
Bylaw No. 535 - Schedule 'A'

Schedule of Maximum Fees

Item	Description of Services		Fees
1	(a)	Application Fee	\$10.00 (non-refundable)
	(b)	An applicant's request for his/her own personal information is not subject to any fees.	
2	For applicants other than commercial applicants:		
	(a)	for locating and retrieving a record	\$7.50 per ¼ hour after the first 3 hours
	(b)	for producing a record manually	\$7.50 per ¼ hour
	(c)	for producing a record from a machine readable record from a server or computer	\$7.50 per ¼ hour for developing a computer program to produce the record
	(d)	for preparing a record for disclosure and handling a record	\$7.50 per ¼ hour
	(e)	for shipping copies	actual costs of shipping method chosen by applicant
	(f)	for copying records	
	(i)	floppy disks	\$2 per disk
	(ii)	CDs and DVDs, recordable or rewritable	\$4 per disk
	(iii)	computer tapes	\$40 per tape, up to 2 400 feet
	(iv)	microfiche	\$3 per fiche
	(v)	microfilm duplication	\$25 per roll for 16mm microfilm \$40 per roll for 35mm microfilm
	(vi)	microfiche or microfilm to paper duplication	\$0.50 per page (8.5" x 11")
	(vii)	photographs, colour or black and white	\$5 to produce a negative
\$12 each for 16" x 20" photograph			
\$9 each for 11" x 14" photograph			
\$4 each for 8" x 10" photograph			
			\$3 each for 5" x 7" photograph
	(viii)	photographic print of textual, graphic or cartographic record, black and white	\$12.50 each (8" x 10")
	(ix)	dot matrix, ink jet, laser print or photocopy, black and white	\$0.25 per page (8.5" x 11", 8.5" x 14" or 11" x 17")
	(x)	dot matrix, ink jet, laser print or photocopy, colour	\$1.65 per page (8.5" x 11", 8.5" x 14" or 11" x 17")
	(xi)	scanned electronic copy of a paper record	\$0.10 per page
	(xii)	photomechanical reproduction of 105 mm cartographic record/plan	\$3 each
	(xiii)	slide duplication	\$0.95 each
	(xiv)	audio cassette tape (90 minutes or fewer) duplication	\$5 per cassette plus \$7 per ¼ hour of recording
	(xv)	video cassette recorder (VHS) tape (120 minutes or fewer) duplication	\$5 per cassette plus \$7 per ¼ hour of recording
3	For commercial applicants for each service listed in Item 2		the actual cost to the public body of providing that service

DATE OF MEETING: May 18, 2023
TO: Salt Spring Island Local Trust Committee
FROM: Chris Buchan, Planner 2
Salt Spring Island Team
COPY: Chris Hutton
SUBJECT: SS-DVP-2023.1
Applicant: Murray Kirzinger
Location: 114 Ontario Place

RECOMMENDATION

1. That the Salt Spring Island Local Trust Committee approve issuance of Development Permit SS-DVP-2023.1 (114 Ontario Place).

REPORT SUMMARY

This Development Variance Permit (DVP) application seeks to vary the Salt Spring Island Land Use Bylaw No. 355 (LUB) Section 4.3.1(1) to decrease the minimum building setback from the front lot line from 7.5 metres to 1.8 metres. The proposed variance would enable the applicant to construct a garage addition including a breezeway and space for additional indoor storage.

The recommendation is to approve the DVP (Attachment 1) for the following reasons:

- 1) The variance is not anticipated to negatively impact the surrounding neighbourhood;
- 2) The Ministry of Transportation and Infrastructure has considered the impact to Ontario Place and has subsequently issued a Right of Way encroachment permit for the proposal addition siting;
- 3) The proposed addition is screened via property topography and existing vegetation; and
- 4) To date, there have been no community concerns raised with the proposed variance application.

RATIONALE FOR VARIANCE

The 0.17 hectare property, zoned for rural use, is located on a level area following a steep decline from the public road (front property line). In addition, the rear portion of the parcel contains another steep decline ending at the ocean shoreline. Currently, a single family dwelling with an attached garage exists on the property. The driveway widens in front of the garage/dwelling entrance, providing sufficient space for vehicles to turn around. The combination of the driveway, applicable setbacks, and property topography limits building addition locational viability.

The proposed addition would abut the steep slope, and would not be visible from the public roadway due to the topographic decline and abundance of natural vegetation (front property line). With some onsite vegetation along the east property line, the neighbour (east) would have a limited view of the addition.

With the site constraints and existing screening considered, Staff view the proposed variance to have minimal impact on the community.

BACKGROUND

The subject property is located on the south shoreline of Long Harbour. The existing single family dwelling (Indicated on Figure 3), is conforming in regards to siting and lot coverage. The proposed addition to the attached garage would increase the lot coverage to 20.1%, well below the Rural Zone maximum 33% coverage. The application is proceeding upon recommendation of Islands Trust planners to vary the front lot setback requirements to permit a garage addition (breezeway & storage room) within 1.81 metres of the Front property line. If approved by Local Trust Committee, the applicant could initiate a building permit application for the proposed works.



Figure 1 (left): Orthophoto of subject property. / **Figure 2 (right):** Zoning map of subject property, R – Rural (brown) and A1 – Agriculture 1 (green).

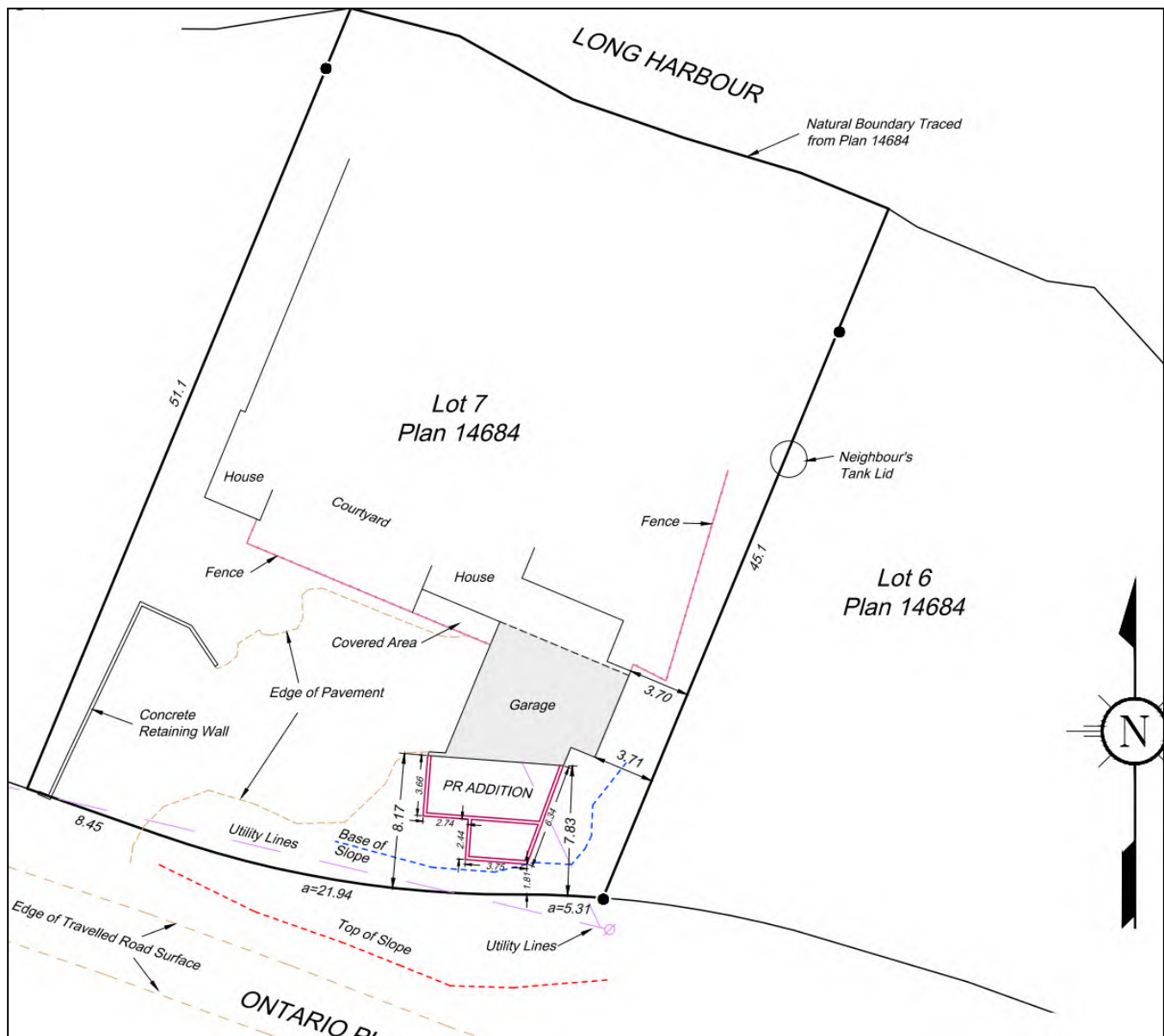


Figure 3: Site plan of subject property.

ANALYSIS

Intent of Regulations being varied

Land Use Bylaw:

The subject property is zoned **R – Rural** in the LUB.

Subsection 4.3.1 (1) provides general setback regulations applicable to the front, side/exterior side, and rear property lines. Front property setbacks are intended to maintain neighbourhood character while ensuring the public corridor is provided sufficient clearance.

Potential Development Impacts

Granting a variance does not set a precedent and the Salt Spring Island Local Trust Committee (SS LTC) is unfettered in its ability to grant or deny variances. However, the granting of variances regarding setbacks may create expectation in the community with regard to future applications. The DVP process enables property owners to relax minor land use bylaw regulations, while providing certainty for adjacent property owners and minimizing negative impacts on neighbours.

Considering the Ministry of Transportation and Infrastructure has permitted an encroachment within 4.5 m of the road, Islands Trust Staff do not anticipate that this proposal would negatively impact policy or operational needs.

Due to the property topography and current vegetative screening, Staff are under the opinion that granting a variance would not pose a visual obstruction from the roadway (Ontario Place).

Circulation

In accordance with [Section 499\(3\)](#) of the *Local Government Act* and Section 8 of the [Salt Spring Island Development Procedures Bylaw No. 304](#), statutory notice of the proposed variance was mailed to all owners and tenants in occupation of properties within 100 metres of the subject property's boundaries on May 3, 2023.

No correspondence has been received at time of submission of this report. Staff will verbally indicate if any correspondence has been received subsequent to submission of this report at the SS LTC meeting.

First Nations

This proposal does not require First Nations referral.

The Islands Trust reviews all applications to ensure the preservation and protection of cultural heritage, archaeological sites, and ancestral places. As reviewed, the application is consistent with respect to LTC Standing Resolutions on reconciliation. Notwithstanding, to provide applicants with awareness regarding unknown archaeological areas, staff forwarded the Islands Trust Chance Find Protocol and the provincial Archaeological Branch guidelines on Heritage Act directly to the applicants with the initial application.

Rationale for Recommendation

The recommendation of staff is to approve this DVP as the rural character is minimally impacted and there is negligible impact to the most immediate neighbour (Ministry of Transportation). Due to the limitation on suitable building locations due to lot layout, the proposed addition would allow the property owner increased covered space for residential/rural land use activities.

ALTERNATIVES

The LTC may consider the following alternatives to the staff recommendation:

1. Request further information

The LTC may request further information prior to making a decision. Staff advise that the implications of this alternative are increased processing time and potentially increased costs to the applicant. If selecting this alternative, the LTC should 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 request that the applicant submit to the Islands Trust a [specify type of report], completed by a Professional [specify professional] which identifies the specific [identify concerns] (SS-DVP-2023.1, 114 Ontario Place).

2. Deny the application

The SS LTC may deny the application. As a result, the file would be closed and the property owner would be required to amend the proposal siting to proceed with a building permit application. The applicant could choose to make an application to the Board of Variance if hardship can be demonstrated. If this alternative is selected, the SS LTC should state the reasons for denial. Recommended wording for resolution:

That the Salt Spring Island Local Trust Committee deny issuance of Development Variance Permit SS-DVP-2023.1 for the following reasons: [list reasons] (114 Ontario Place).

Submitted By:	Chris Buchan, Planner 2	May 10, 2023
Concurrence:	Chris Hutton, Regional Planning Manager	May 11, 2023

ATTACHMENTS

1. Proposed Development Variance Permit SS-DVP-2023.1
2. Site Context
3. Notice
4. Applicant Letter



SALT SPRING ISLAND LOCAL TRUST COMMITTEE DEVELOPMENT VARIANCE PERMIT SS-DVP-2023.1

TO: MURRAY KIRZINGER & KATHLEEN KIRZINGER

1. This Development Variance Permit (the "Permit") applies to the land described below:
PID: 001-193-015
LEGAL DESCRIPTION: LOT 7, OF LOT 21, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN 14684
2. This Permit is authorized in accordance with the following schedules attached to and forming part of this permit as signed and dated by the Deputy Secretary of Islands Trust:
Plan No. 1 Survey, dated February 28, 2023, by Jordan Litke, B.C.L.S.
3. Salt Spring Island Local Trust Committee Bylaw No. 355, cited as "*Salt Spring Island Land Use Bylaw, 1999*" is varied as follows:

4.3 SETBACKS FROM LOT LINES AND ACCESS EASEMENTS

- 4.3.1 Unless otherwise specified, no *building* or *structure* except a fence, *pumphouse*, *public utility structure* or underground utility may be constructed within the following setbacks from *lot lines* or road access easements:

(1) Setback from *front lot line*: 7.5 m

The above subsection is varied to reduce the setback for a proposed garage addition within the setback to the front lot line from 7.5 m to 1.81 m in accordance with Plan No. 1 attached to and forming part of this permit.

4. The land described herein shall be developed in accordance with the terms, conditions and provisions of this Permit, and any schedules, plans and specifications attached to this Permit, which shall form a part thereof.
5. This permit is not a building permit and does not remove any obligation on the part of the permittee to comply with all other requirements of "Salt Spring Island Land Use Bylaw No. 355, 1999" and to obtain other approvals necessary for completion of the proposed development, including approval from the Capital Regional District, Island Health, Ministry of Environment and Climate Change Strategy, and Ministry of Forests, Lands, Natural Resource Operations and Rural Development.
6. Any further development, redevelopment, or any changes to this permit may require a new Development Variance Permit.

PROPOSED



SALT SPRING ISLAND LOCAL TRUST COMMITTEE DEVELOPMENT VARIANCE PERMIT SS-DVP-2023.1

AUTHORIZING RESOLUTION PASSED BY THE SALT SPRING ISLAND LOCAL TRUST COMMITTEE
THIS ____ DAY OF _____, 20____.

DEPUTY SECRETARY, ISLANDS TRUST

DATE OF ISSUANCE

IF THE DEVELOPMENT DESCRIBED HEREIN IS NOT COMMENCED BY THE ____ DAY OF _____,
20____, THIS PERMIT AUTOMATICALLY LAPSES.

PROPOSED

PROPOSED



SALT SPRING ISLAND LOCAL TRUST COMMITTEE DEVELOPMENT VARIANCE PERMIT SS-DVP-2023.1

PLAN NO. 1: Building Location Certificate

SITE PLAN OF PART OF LOT 7, OF LOT 21, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN 14684

PID 001-193-015



The intended plot size of this plan is 432mm in width by 279mm in height (B-size) when plotted at a scale of 1:300.

All distances are in metres and decimals thereof, unless otherwise noted.

LEGEND

- denotes Standard Iron Post found
- denotes Utility Pole

Setbacks are derived from field survey completed on February 17, 2023, and are measured from the siding.

The civic address of the building is:
114 Ontario Place

The following non-financial charges are shown on the current Certificate of Title and may affect the property:
45199G - Undersurface Rights

This plan was prepared for building inspection purposes and is for the exclusive use of Murray and Kathleen Kirzinger.

This document shows the relative location of the surveyed buildings and features with respect to the boundaries of the parcel described hereon. This document shall not be used to define property lines or property corners.

Feature labels are descriptive. The user is encouraged to refer to the appropriate land use bylaw for specific feature definitions.

Additional buildings or structures not shown on this plan may be located on the property.

© Polaris Land Surveying Inc. 2023. Polaris accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.

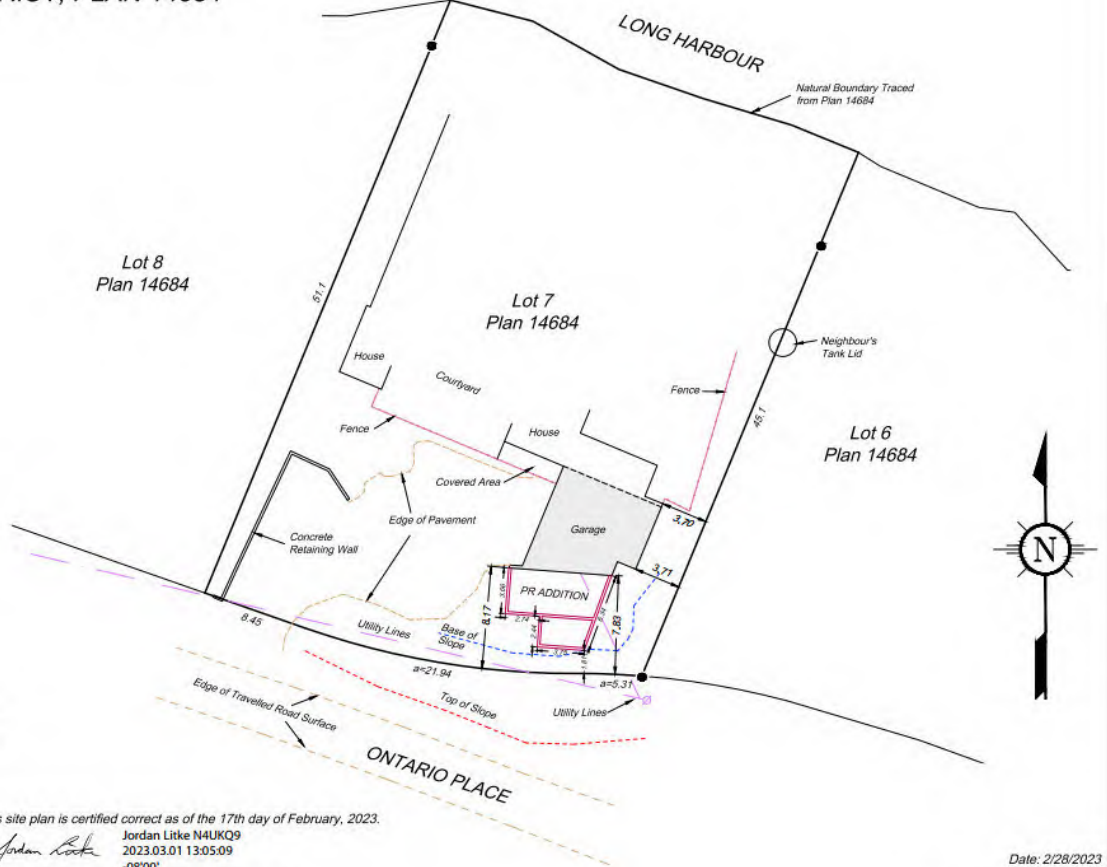


Mailing & delivery address:
204 - 149 Fulford-Ganges Road,
Salt Spring Island, BC, V8K 2K9

Toll Free: (877) 603 7398
Telephone: (250) 537 5502
SSI@plsi.ca
www.plsi.ca

This site plan is certified correct as of the 17th day of February, 2023.

Jordan Litke
Jordan Litke N4UKQ9
2023.03.01 13:05:09
-08'00'
Jordan Elliot Litke, BCLS 905
This document is not valid unless digitally signed.



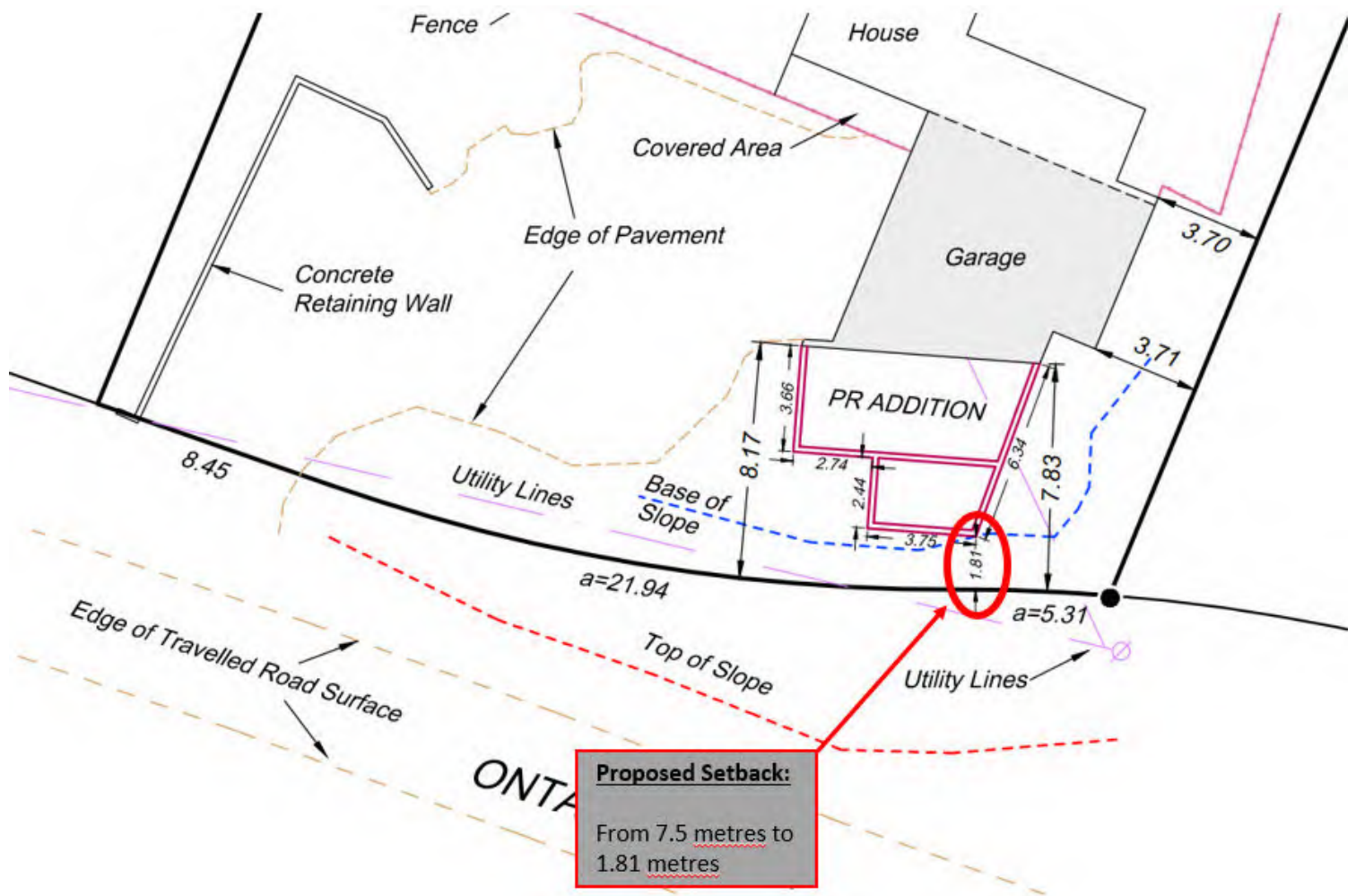
Date: 2/28/2023
File: 2380-02
Drawing: 2380-02_C3D.dwg
Layout: B-Landscape

PROPOSED



SALT SPRING ISLAND LOCAL TRUST COMMITTEE DEVELOPMENT VARIANCE PERMIT SS-DVP-2023.1

PLAN NO. 1 continued: Building Location Certificate detail



ATTACHMENT 2 – SITE CONTEXT

LOCATION

Legal Description	Lot 7, Of Lot 21, North Salt Spring Island, Cowichan District, Plan 14684
PID	001-193-015
Civic Address	114 Ontario Place, Salt Spring Island

LAND USE

Current Land Use	Rural – Dwelling Unit
Surrounding Land Use	Rural <i>Islands Trust Zoning Map (subject property indicated in yellow)</i>  <i>CRD 2021 Orthophoto (subject property indicated in Yellow)</i> 

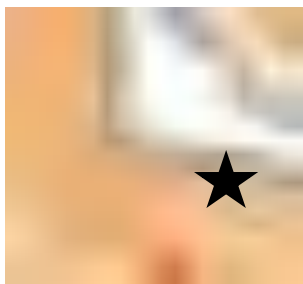
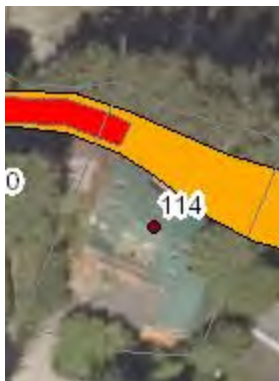
HISTORICAL ACTIVITY

File No.	Purpose
SS-BP-2023.8	Addition to attached garage (DVP in progress)
SS-BDVP-2023.1	Addition to attached garage within front property setback

POLICY/REGULATORY

Official Community Plan Designations	Rural Neighbourhoods
Land Use Bylaw	Rural (R)
Other Regulations	None
Water Service Area	None
Title Charges	None
Bylaw Enforcement	None

SITE INFLUENCES

Islands Trust Conservancy	The Islands Trust Conservancy does not have an interest in any properties within 100 metres of the property subject of this application.
Regional Conservation Strategy	The subject property is primarily within the MEDIUM to LOW relative value area for important natural areas in the Salt Spring Island Local Trust Area. 
Species at Risk	SAR (Public) Species: None Currently Mapped SAR (Public) Ecological Community: None Currently Mapped
Sensitive Ecosystems	SEI: None Currently Mapped Heron Rookery/Raptor Nest/Sea Bird Colony: None Currently Mapped RAR Watercourse: None Currently Mapped Islands Trust Protected Areas mapping indicates the subject property is not within 500-metres of a protected area.
Hazard Areas	Steep Slopes mapping indicates medium to High hazard at the rear property. 

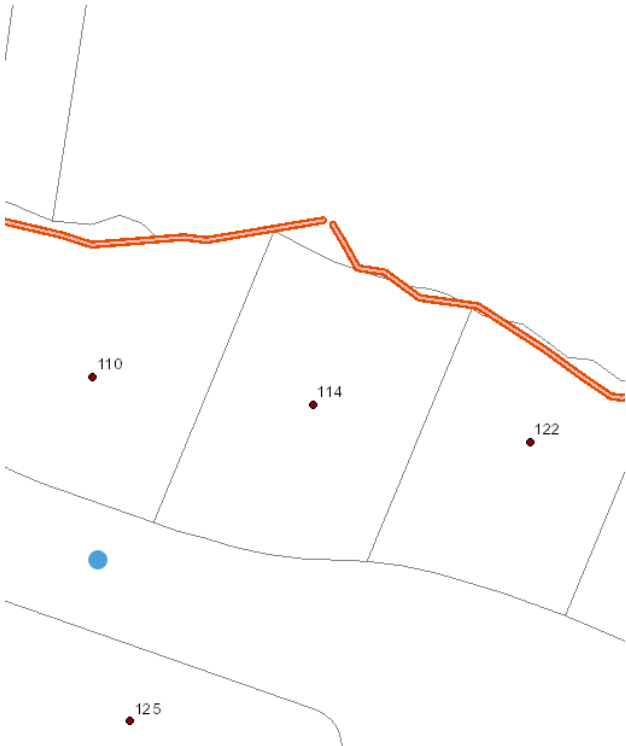
Archaeological Sites/Potential	No Archeological Potential on subject property. Notwithstanding the foregoing, and by copy of this report, the owners and applicant should be aware that there is still a chance that the lot may contain previously unrecorded archaeological material that is protected under the <i>Heritage Conservation Act</i>. If such material is encountered during development, all work should cease and Archaeology Branch should be contacted immediately as a <i>Heritage Conservation Act</i> 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	The subject property ranges in elevation from approximately 0 metres to 14 metres above sea level and abuts the shoreline.
Shoreline Classification	Rock Shoreline - Low Rock/Boulder
Shoreline Data in TAPIS	Forage Fish spawning habitat within 100 metres of subject property 

PHOTO (CAPTURED ONSITE)

Proposed Addition Area





Salt Spring Island Local Trust Committee

DEVELOPMENT VARIANCE PERMIT – NOTICE

NOTICE is hereby given pursuant to Section 499 of the *Local Government Act* that the Salt Spring Island Local Trust Committee will be considering a resolution allowing for the issuance of a Development Variance Permit.

The purpose of this Permit is to vary the requirements of Bylaw No. 355, cited as “*Salt Spring Island Land Use Bylaw, 1999*” to permit the siting of an addition to an attached garage.

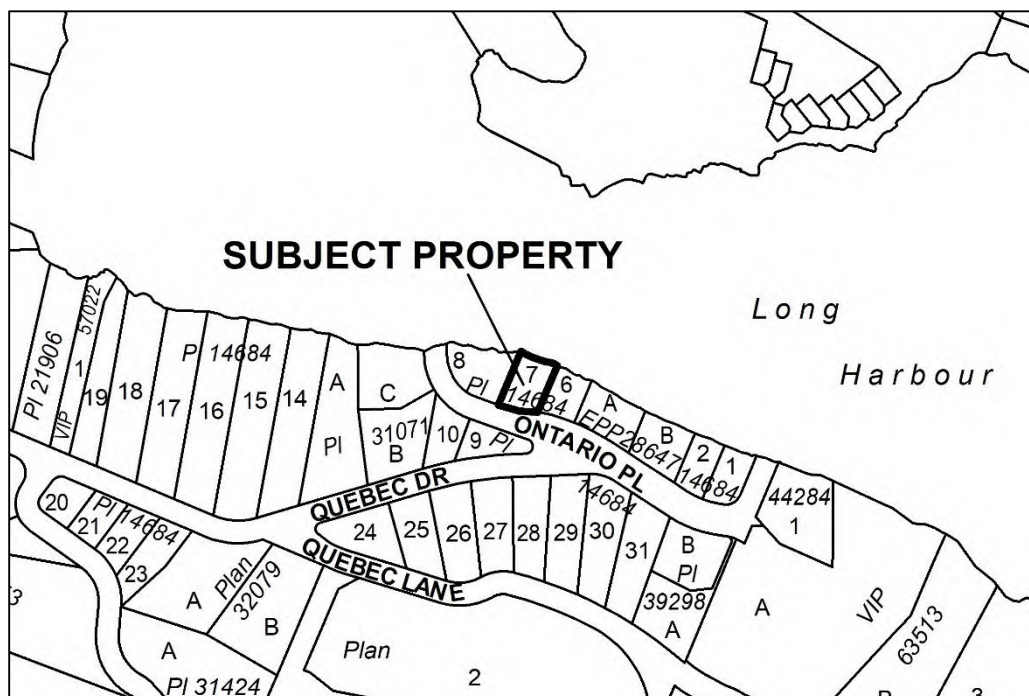
The applicant is seeking the following variance(s) to make lawful the siting of proposed accessory building addition:

- Decreased setback from the front property line from 7.5 m to 1.8 m (*see Section 4.3.1 of attached permit*);

The subject property is described as:

- 114 Ontario Place, Salt Spring Island
- PID: 001-193-015
Legal Description: LOT 7, OF LOT 21, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN 14684
- Application SS-DVP-2023.1

The location of the property is shown on the following sketch map:



The Salt Spring Island Local Trust Committee may consider issuance of the proposed permit at its regular business meeting on Thursday, May 18, 2023 beginning at 9:30 a.m. at the 64 Learning Hub, 122 Rainbow Road, Salt Spring Island. Typically, applications are considered in the afternoon portion of the meeting, which begins at 12 noon. Please refer to the agenda available on the Salt Spring Island LTC Meeting Calendar webpage at the beginning of that week for an indication of where this application may be placed on the agenda and to view the staff report for the application.

Questions?

Please forward questions to Planner Chris Buchan at 250-537-9144 or by email to ssiinfo@islandstrust.bc.ca

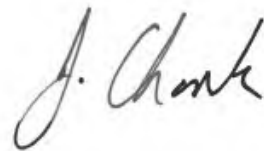
Comments?

- Written submissions are accepted until Wednesday, May 17, 2023 and can be sent to our office, or provided via email to ssiinfo@islandstrust.bc.ca
- Your comments are provided to the Salt Spring Island Local Trust Committee and staff. Written comments made in response to this notice will be available for public review.
- Verbal comments can be made directly to the Trustees during the Town Hall portion of the agenda on May 18, 2023.

More Information?

- Additional information on this application is available for review by the public after May 11, 2023.
Go to: <http://www.islandstrust.bc.ca/islands/local-trust-areas/salt-spring/current-applications/current-application-documents/>

A copy of the proposed Development Variance Permit is attached. The permit may also be viewed at the Salt Spring Island office of the Islands Trust at 1-500 Lower Ganges Road, SSI V8K 2N8, between the hours of 8:30 a.m. and 4:30 p.m., Monday to Friday, excluding statutory holidays.



Jas Chonk,
Legislative Clerk/Deputy Secretary

Variance and Building Permit Application

114 Ontario Place, Salt Spring Island

114 Ontario Place, aka Lot 7 of Lot 21 North Salt Spring Island, Cowichan District, Plan 14684 is a single family residence with an attached garage, shown as 'carport' on the plan. The plans for the original construction were approved in May of 1981 and, based on the history shared with the current owners, was built shortly thereafter. The original site plan was obtained from CRD files and used as the basis for the submitted plans. The application is for construction of a breezeway, primarily for boat storage, with a storage room. The storage room is structurally important in that it adds substantial, necessary rigidity to the structure.

The slope of the roof on the proposed structure matches the slope of the numerous rooflines on the existing structure. The intent is to complete the metal roof with a matching material and colour, have the exposed posts sized and painted to match those of the existing structure and finish the storage room exterior walls to match the existing exterior walls. There is a large cedar hedge between Ontario Place and the interior of Lot 7's yard so, combined with the elevation change, the breezeway won't be visible from the road. The intent is that when seen, it appears as though it was part of the original construction.

The residence has numerous different rooflines with all having the same 1:4 slope (see attached photo). The portion with the highest elevation is on the carport roof at approximately 14.5' or 4.27m above the level of the garage floor, placing it at +55.0' or 16.77m above sea level. The highest part of the breezeway roof will be approximately three feet or just under one meter above that peak, along the north edge of the breezeway roof, sloping down from there towards the cedar hedge and roadway. The elevation of the roadway nearest to the proposed structure is +17.22m. The highest part of the proposed structure is therefore less than half meter higher in elevation than the nearest part of the adjacent roadway surface with a large cedar hedge between. A Grade Section drawing and a photo (with the approximate level of the roadway surface marked in yellow) are attached for illustration.

Of importance in this application is to note that the SE corner of the Carport, as shown on the site plan, is located on the SE corner of the building envelope defined by the lot setback requirements which are drawn on the plan. The proposed addition of a breezeway and storage room encroaches only toward the road right of way (RoW) for Ontario Place. This proposed addition does not go beyond the setback on the east side of the lot therefore does not encroach on the neighbouring lot (Lot 6 of Lot 21).

The proposed addition will be attached to the east wall of the carport, as shown on the drawings, with the NE corner of the proposed addition therefore located on the SE Corner of the building envelope. Most (but not all) of the proposed addition will be located outside of the building envelope but entirely within Lot 7's boundaries. The SE corner of the proposed addition is the part nearest to the property line at approximately 1.1m. That property line is the south side of the property that borders the Ontario Place road RoW. As noted, the only encroachment by the proposed addition is in this direction. The Ministry of Transport and Infrastructure (MOTI) requires a permit to be issued before a proposed structure can be constructed within 4.5m of a road RoW. The required application to MOTI has been submitted, approved and a permit received. A copy of Permit Number 2022-06094 is attached as evidence.

DATE OF MEETING: May 18, 2023
TO: Salt Spring Island Local Trust Committee
FROM: Chris Buchan, Planner 2
Salt Spring Island Team
COPY: Chris Hutton
SUBJECT: SS-DVP-2023.2
Applicant: Stephen Wilbur
Location: 175 Donore Road

RECOMMENDATION

1. That the Salt Spring Island Local Trust Committee approve issuance of Development Permit SS-DVP-2023.2 (175 Donore Road).

REPORT SUMMARY

This Development Variance Permit (DVP) application seeks to vary the Salt Spring Island Land Use Bylaw No. 355 (LUB) Section 3.8.1(1) to increase the maximum single family dwelling height 2 storeys to 3 storeys. The proposed variance is required to legalize an existing single family dwelling, originally built (1982) at 2 storeys (Figure 3), which was altered shortly after the initial construction to include a small self-contained storage unit located on an additional third storey. The current elevations are illustrated in Figure 4.

The recommendation is to approve the DVP (Attachment 1) for the following reasons:

- 1) The variance is not anticipated to negatively impact the surrounding neighbourhood ;
 - a. The additional storey was constructed approximately 30 years ago; and
 - b. To date, there have been no community concerns raised with the subject storage room.
- 2) The existing room was constructed within the existing building envelope while the overall building height remains under the Land Use Bylaw allowable maximum 7.6 metres; and
- 3) The existing addition is not visible from the adjacent public road (Donore Road).

RATIONALE FOR VARIANCE

The 0.27 Hectare property, zoned for residential (R9) use, is located North of Donore Road and slopes steeply away from the road (Figure 3). The existing single family dwelling is constructed on posts (Figures 1 & 2), pinned to the bedrock beneath.

The applicant states in his application that the additional stories are not evident from the public roadway, and the rear of the property is effectively screened by dense forest vegetation minimizing any disruption the additional storey may present.

BACKGROUND

The subject property is located off of Donore Road and is designated/zoned for residential use. The application is proceeding upon recommendation of Islands Trust planners to vary the building height regulations to permit an existing single family dwelling alteration (storage room) below the main and second storeys, thus creating a third storey. If approved by Local Trust Committee, the single family dwelling would be brought into compliance with the Salt Spring Island Land Use Bylaw No. 355.

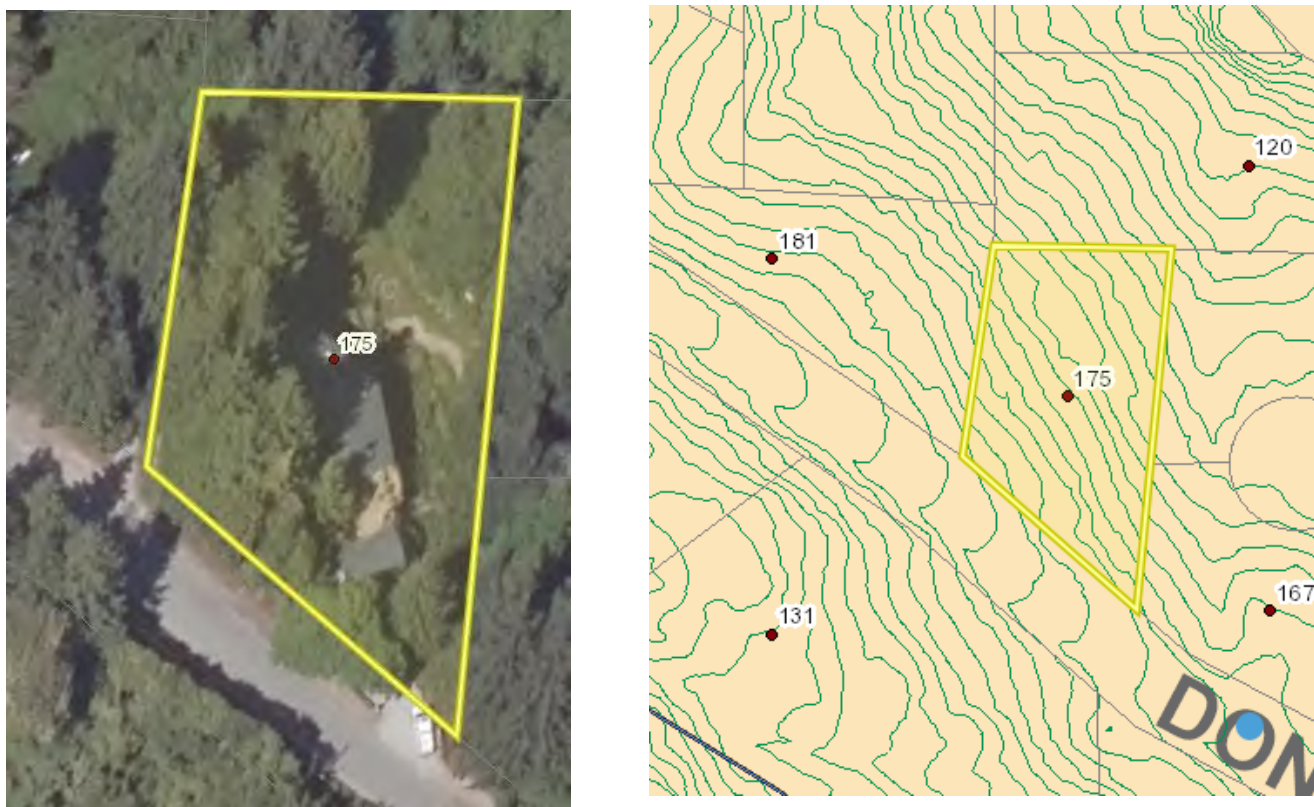


Figure 1 (left): Orthophoto of subject property. / **Figure 2 (right):** Zoning map of subject property, R9 - Residential (brown) and 2 metre contours (green lines).

According to the Island Trust database, the original building permit has not been documented. The applicant had received information from the Capital Regional District (CRD) Building Department via a Freedom of Information request, which indicated the following permits/inspections for the Single Family Dwelling:

- **1982** – Original Building Permit Application (Elevations provided in Figure 3);
- **1982 - 1991** - Building Permit inspections ongoing, Occupancy permit issued March 4, 1991;
 - The Applicant has indicated the previous property owners, based on verbal discussion, constructed the a secondary suite and storage room prior to 1991.

- **2012** – Building Permit application to enclose foundation base (creating a crawlspace) and foundation repairs;
- **2023** – Secondary suite flagged by CRD, property owner required to apply for Building Permit to legalize unit. During this review, Islands Trust Staff found the undocumented storage room did not comply with the maximum height regulations (2 storey height maximum). Current elevations are illustrated under figure 4 of this report.

The property owner is now undertaking a building permit and development variance permit application to legalize the non-conformance with the Land Use Bylaw.

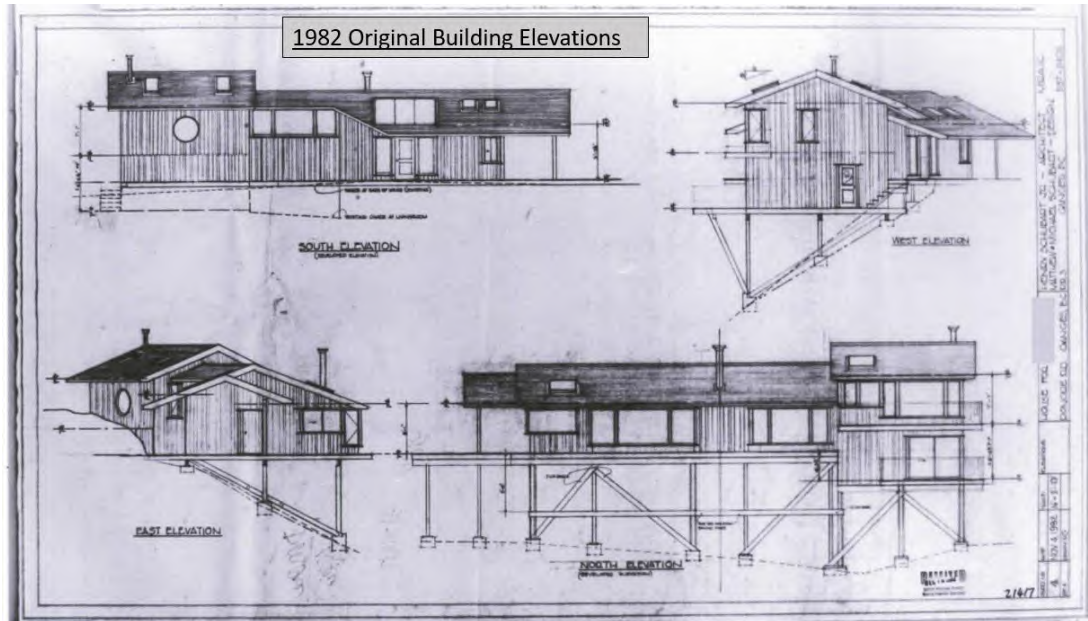


Figure 3: Original Elevation plan of subject building.

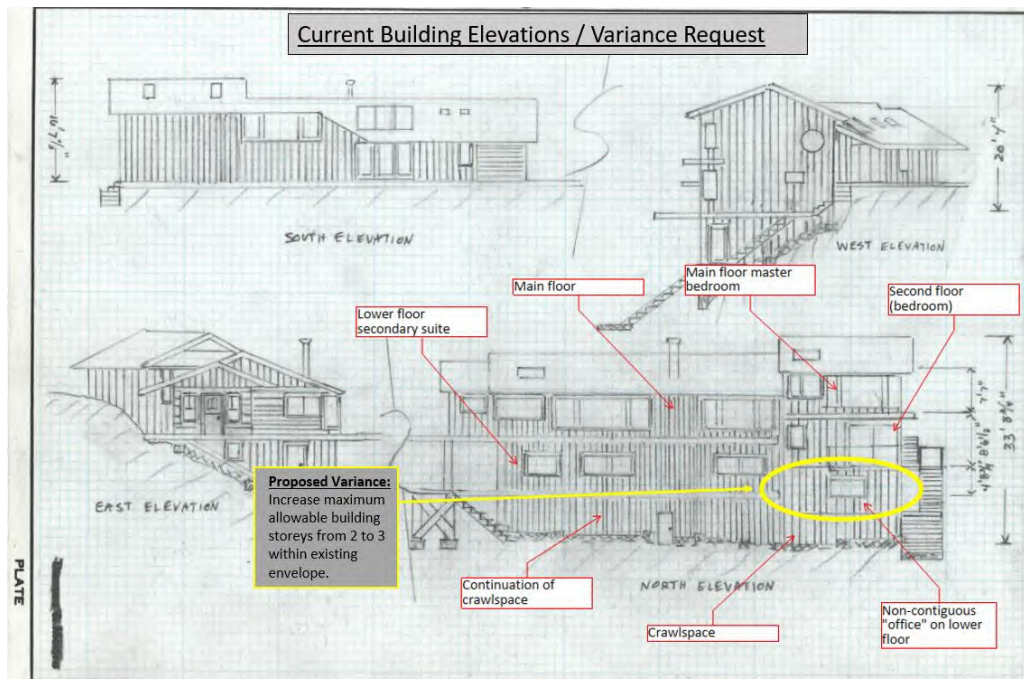


Figure 4: Current elevation plan of subject building (outlining the requested variance).

ANALYSIS

Intent of Regulations being varied

Land Use Bylaw (LUB):

The subject property is zoned **R9 - Residential** in the LUB.

Section 3.8 provides general height regulations to all building and structures on Salt Spring Island. The maximum height under subsection 3.8.1 establishes a 7.6 metre maximum height for all structures, provided that such structure does not contain more than two storeys.

According to LUB Part 1 – Interpretation, a storey is defined as “a portion of a building, with the exception of a basement, included between the surface of any floor and the surface of the floor next above it, or if there is no floor above it, then the space between the floor and the ceiling next above it and including any space where the floor to ceiling height is greater than or equal to 1.8 m.”

Potential Development Impacts

Granting a variance does not set a precedent and the Salt Spring Island Local Trust Committee (SS LTC) is unfettered in its ability to grant or deny variances. However, the granting of variances regarding building height or siting may create expectation in the community with regard to future applications. The DVP process enables property owners to relax minor land use bylaw regulations, while providing certainty for adjacent property owners and minimizing negative impacts on neighbours.

Due to the steep decline on the property, and because the dwelling is adequately screened by the surrounding forest vegetation, Staff are under the opinion that granting a variance would not pose a visual obstruction from the roadway nor would it impact adjacent neighbours enjoyment of their property. Additionally, the subject storage room does not increase the visual building massing and offers a small floor area of 17.5 square metres.

Circulation

In accordance with [Section 499\(3\)](#) of the *Local Government Act* and Section 8 of the [Salt Spring Island Development Procedures Bylaw No. 304](#), statutory notice of the proposed variance was mailed to all owners and tenants in occupation of properties within 100 metres of the subject property's boundaries on May 3, 2023.

No correspondence has been received at time of submission of this report. Staff will verbally indicate if any correspondence has been received subsequent to submission of this report at the SS LTC meeting.

First Nations

This proposal does not require First Nations referral.

The Islands Trust reviews all applications to ensure the preservation and protection of cultural heritage, archaeological sites, and ancestral places. As reviewed, the application is consistent with respect to LTC Standing Resolutions on reconciliation. Notwithstanding, to provide applicants with awareness regarding unknown archaeological areas, staff forwarded the Islands Trust Chance Find Protocol and the provincial Archaeological Branch guidelines on Heritage Act directly to the applicants with the initial application.

Rationale for Recommendation

The recommendation of staff is to approve this DVP as the variance is considered minor and the residential character is not anticipated to be negatively impacted. Additionally, there has been no expressed concern from

the neighbors since construction in the 1980's-1990's. As discussed earlier in this report, the subject storage room is not evident from the building exterior, and the addition below the main/second storey does not increase the building envelope.

ALTERNATIVES

The LTC may consider the following alternatives to the staff recommendation:

1. Request further information

The LTC may request further information prior to making a decision. Staff advise that the implications of this alternative are increased processing time and potentially increased costs to the applicant. If selecting this alternative, the LTC should 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 request that the applicant submit to the Islands Trust a [specify type of report], completed by a Professional [specify professional] which identifies the specific [identify concerns] (SS-DVP-2023.2, 175 Donore Road).

2. Deny the application

The SS LTC may deny the application. As a result, the file would be closed and the property owner would be required to amend the proposal siting to proceed with a building permit application. The applicant could choose to make an application to the Board of Variance if hardship can be demonstrated. If this alternative is selected, the SS LTC should state the reasons for denial. Recommended wording for resolution:

That the Salt Spring Island Local Trust Committee deny issuance of Development Variance Permit SS-DVP-2023.2 for the following reasons: [list reasons] (SS-DVP-2023.2, 175 Donore Road).

Submitted By:	Chris Buchan, Planner 2	May 10, 2023
Concurrence:	Chris Hutton, Regional Planning Manager	May 11, 2023

ATTACHMENTS

1. Proposed Development Variance Permit SS-DVP-2023.2
2. Site Context
3. Notice
4. Applicant Letter



**SALT SPRING ISLAND LOCAL TRUST COMMITTEE
DEVELOPMENT VARIANCE PERMIT SS-DVP-2023.2**

TO: STEPHEN WILBUR

1. This Development Variance Permit (the "Permit") applies to the land described below:
PID: 003-066-924
LEGAL DESCRIPTION: LOT 10 SECTION 17 RANGE 4 EAST NORTH SALT SPRING ISLAND COWICHAN DISTRICT PLAN 23236
2. This Permit is authorized in accordance with the following schedules attached to and forming part of this permit as signed and dated by the Deputy Secretary of Islands Trust:
Plan No. 1 Elevation Drawing, dated January 26, 2023.
3. Salt Spring Island Local Trust Committee Bylaw No. 355, cited as "*Salt Spring Island Land Use Bylaw, 1999*" is varied as follows:

3.8 HEIGHT OF BUILDINGS AND STRUCTURES

- 3.8.1 Unless otherwise specified, the maximum height for structures is 7.6 m, provided that not more than two storeys are permitted in any structure.

The above subsection is varied to increase the maximum allowable storeys for an existing office addition from 2 storeys to 3 storeys in accordance with Plan No. 1 attached to and forming part of this permit.

4. The land described herein shall be developed in accordance with the terms, conditions and provisions of this Permit, and any schedules, plans and specifications attached to this Permit, which shall form a part thereof.
5. This permit is not a building permit and does not remove any obligation on the part of the permittee to comply with all other requirements of "Salt Spring Island Land Use Bylaw No. 355, 1999" and to obtain other approvals necessary for completion of the proposed development, including approval from the Capital Regional District, Island Health, Ministry of Environment and Climate Change Strategy, and Ministry of Forests, Lands, Natural Resource Operations and Rural Development.
6. Any further development, redevelopment, or any changes to this permit may require a new Development Variance Permit.

AUTHORIZING RESOLUTION PASSED BY THE SALT SPRING ISLAND LOCAL TRUST COMMITTEE

THIS ____ DAY OF _____, 20____.

PROPOSED



SALT SPRING ISLAND LOCAL TRUST COMMITTEE DEVELOPMENT VARIANCE PERMIT SS-DVP-2023.2

DEPUTY SECRETARY, ISLANDS TRUST

DATE OF ISSUANCE

IF THE DEVELOPMENT DESCRIBED HEREIN IS NOT COMMENCED BY THE _____ DAY OF _____,
20_____, THIS PERMIT AUTOMATICALLY LAPSES.

PROPOSED

PROPOSED

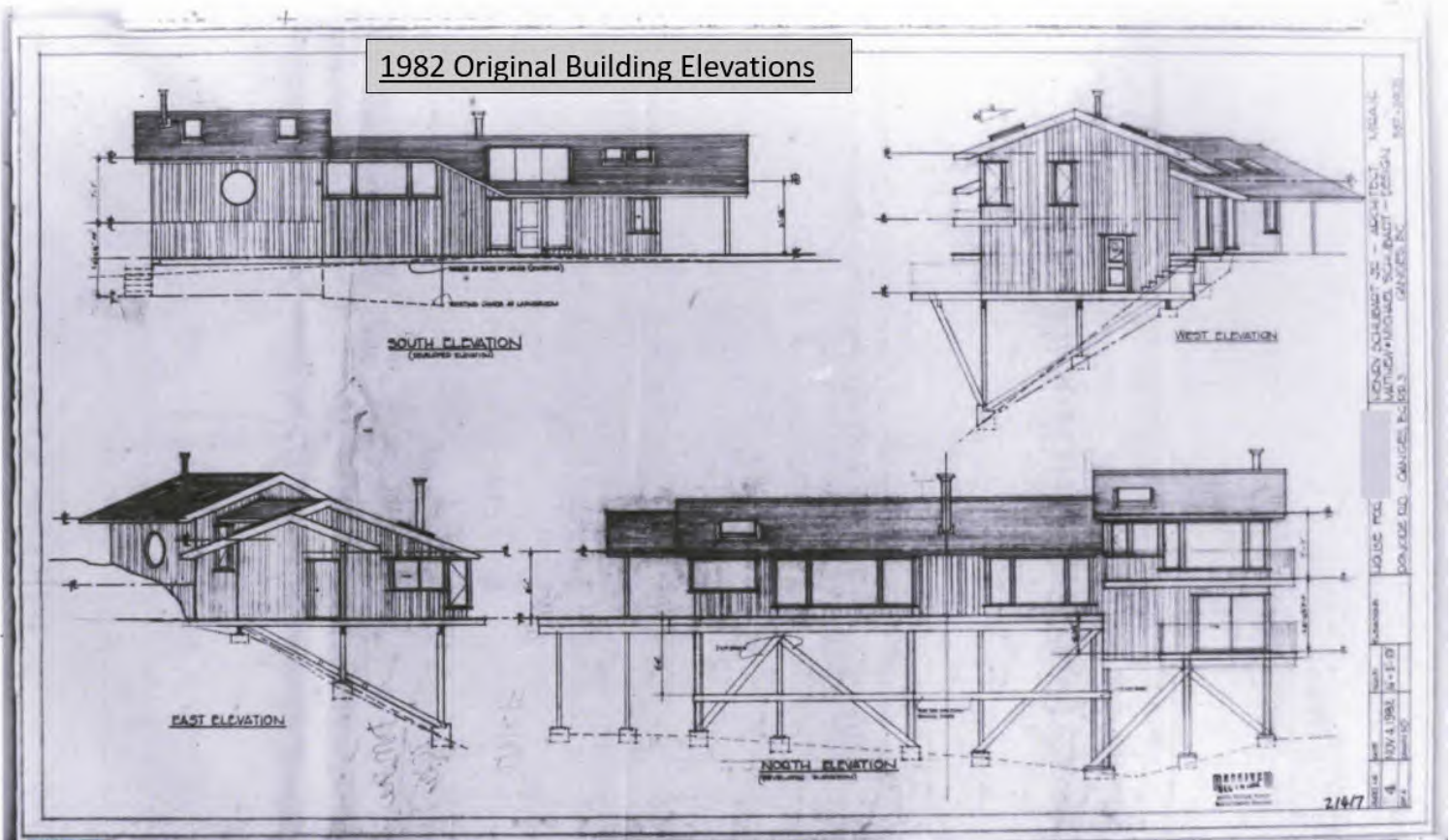


SALT SPRING ISLAND LOCAL TRUST COMMITTEE DEVELOPMENT VARIANCE PERMIT SS-DVP-2023.2

PLAN NO. 1: Elevation Drawing

175 DONORE ROAD
1982 ELEVATION DRAWINGS

1982 Original Building Elevations

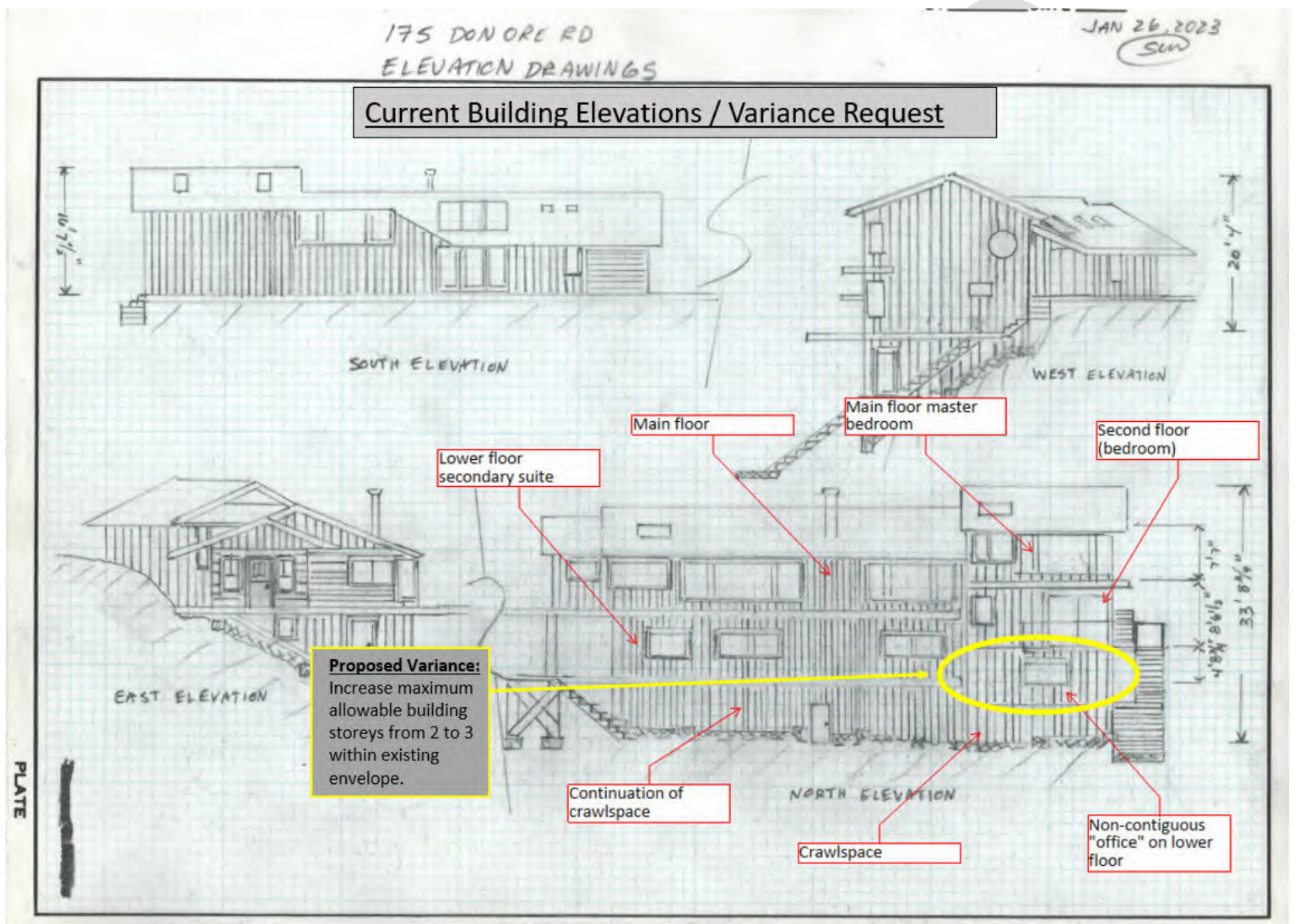


PROPOSED



SALT SPRING ISLAND LOCAL TRUST COMMITTEE DEVELOPMENT VARIANCE PERMIT SS-DVP-2023.2

PLAN NO. 1 continued: Elevation Drawing

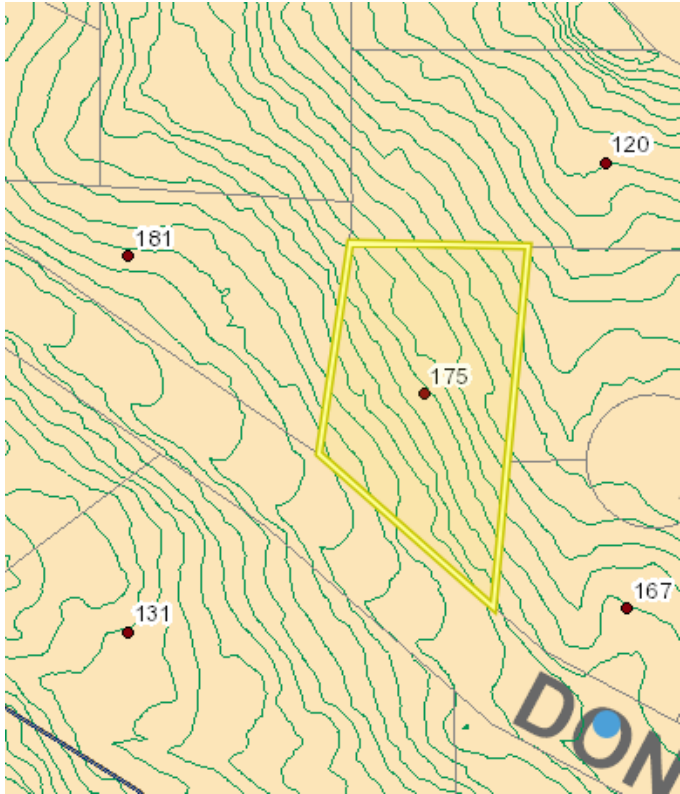


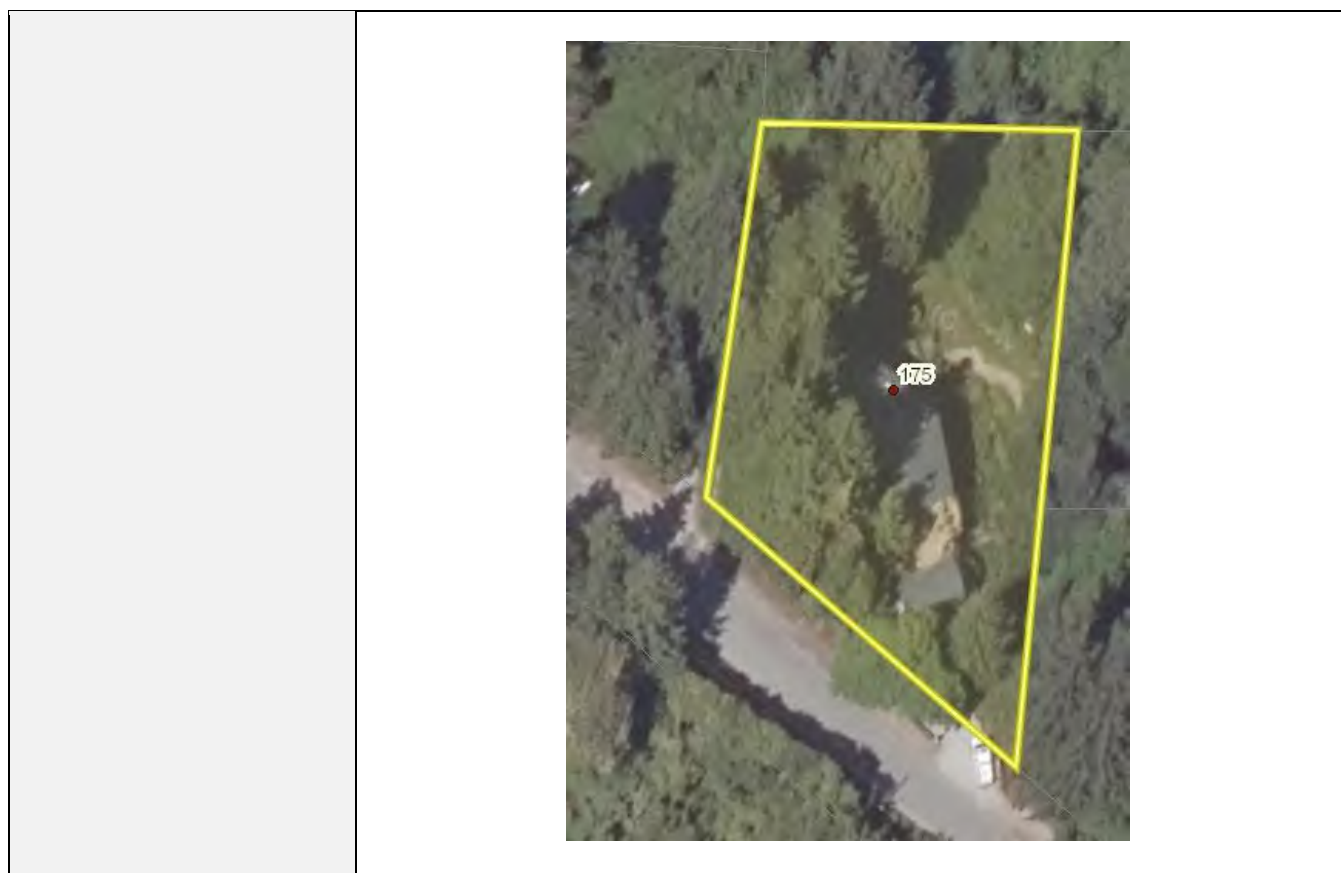
ATTACHMENT 2 – SITE CONTEXT

LOCATION

Legal Description	Lot 10 Section 17 Range 4 East North Salt Spring Island Cowichan District Plan 23236
PID	003-066-924
Civic Address	175 Donore Road, Salt Spring Island

LAND USE

Current Land Use	Residential (R9) – Dwelling Unit
Surrounding Land Use	Residential <i>Islands Trust Zoning Map (subject property indicated in yellow)</i>  <i>CRD 2021 Orthophoto (subject property indicated in Yellow)</i>



HISTORICAL ACTIVITY

File No.	Purpose
SS-BP-2012.18	<i>Alteration to accessory building</i>
SS-BP-2023.11	<i>Legalize secondary suite</i>
SS-DVP-2012.5	<i>Permit accessory building location within setback area</i>
SS-DVP-2023.2	<i>Permit additional storey for storage room.</i>

POLICY/REGULATORY

Official Community Plan Designations	Residential Neighbourhoods
Land Use Bylaw	Residential (R90)
Other Regulations	None
Water Service Area	North Salt Spring Waterworks
Title Charges	Restrictive Covenant 86659-W – Restriction to residential use, restrictions on minimum floor area
Bylaw Enforcement	None

SITE INFLUENCES

Islands Trust Conservancy	The Islands Trust Conservancy does not have an interest in any properties within 100 metres of the property subject of this application.
Regional Conservation Strategy	The subject property is primarily within the LOW relative value area for important natural areas in the Salt Spring Island Local Trust Area.

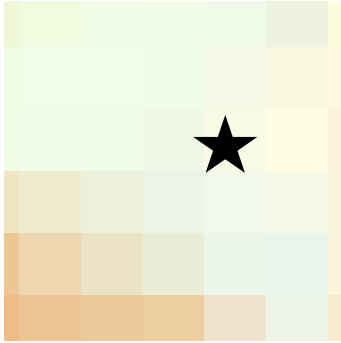
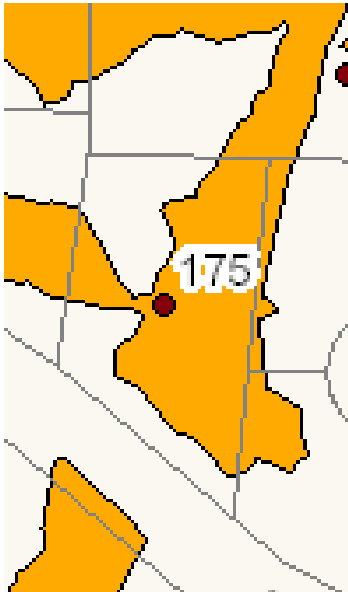
	
Species at Risk	SAR (Public) Species: None Currently Mapped SAR (Public) Ecological Community: None Currently Mapped
Sensitive Ecosystems	SEI: None Currently Mapped Heron Rookery/Raptor Nest/Sea Bird Colony: None Currently Mapped RAR Watercourse: None Currently Mapped Islands Trust Protected Areas mapping indicates the subject property is not within 500-metres of a protected area.
Hazard Areas	Steep Slopes mapping indicates medium hazard throughout the property. 
Archaeological Sites/Potential	No Archeological Potential on subject property. Notwithstanding the foregoing, and by copy of this report, 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 <i>Heritage Conservation Act</i>. If such material is encountered during development, all work should cease and Archaeology Branch should be contacted immediately as a <i>Heritage Conservation Act</i> 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	N/A
Shoreline Classification	Not Applicable
Shoreline Data in TAPIS	N/A

PHOTO (CAPTURED ONSITE)

Storage Room



Storage Room Exterior



Crawl Space



Salt Spring Island Local Trust Committee

DEVELOPMENT VARIANCE PERMIT – NOTICE

NOTICE is hereby given pursuant to Section 499 of the *Local Government Act* that the Salt Spring Island Local Trust Committee will be considering a resolution allowing for the issuance of a Development Variance Permit.

The purpose of this Permit is to vary the requirements of Bylaw No. 355, cited as “*Salt Spring Island Land Use Bylaw, 1999*” to permit the height of a single family dwelling.

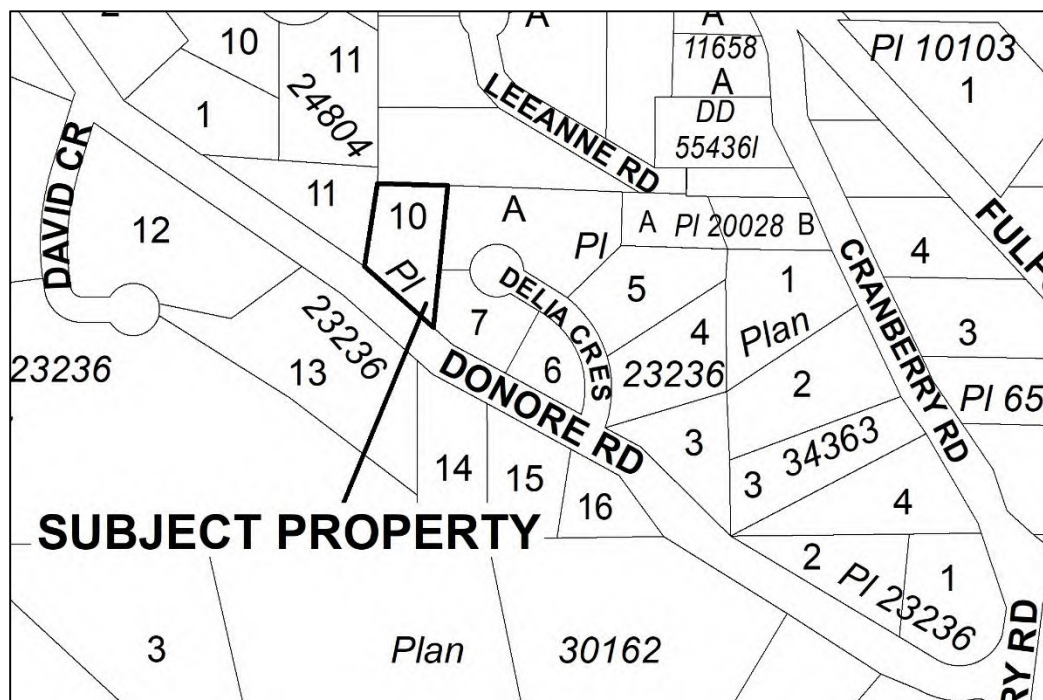
The applicant is seeking the following variance(s) to make lawful the height of an existing single family dwelling:

- Increase in building height from two storeys to three storeys (*see Section 3.8.1 of attached permit*);

The subject property is described as:

- 175 Donore Road, Salt Spring Island
- PID: 003-066-924
Legal Description: LOT 10 SECTION 17 RANGE 4 EAST NORTH SALT SPRING ISLAND
COWICHAN DISTRICT PLAN 23236
- Application SS-DVP-2023.2

The location of the property is shown on the following sketch map:



The Salt Spring Island Local Trust Committee may consider issuance of the proposed permit at its regular business meeting on Thursday, May 18, 2023 beginning at 9:30 a.m. at the 64 Learning Hub, 122 Rainbow Road, Salt Spring Island. Typically, applications are considered in the afternoon portion of the meeting, which begins at 12 noon. Please refer to the agenda available on the Salt Spring Island LTC Meeting Calendar webpage at the beginning of that week for an indication of where this application may be placed on the agenda and to view the staff report for the application.

Questions?

Please forward questions to Planner Chris Buchan at 250-537-9144 or by email to ssiinfo@islandstrust.bc.ca

Comments?

- Written submissions are accepted until Wednesday, May 17, 2023 and can be sent to our office, or provided via email to ssiinfo@islandstrust.bc.ca
- Your comments are provided to the Salt Spring Island Local Trust Committee and staff. Written comments made in response to this notice will be available for public review.
- Verbal comments can be made directly to the Trustees during the Town Hall portion of the agenda on May 18, 2023.

More Information?

- Additional information on this application is available for review by the public after May 11, 2023.

Go to: <http://www.islandstrust.bc.ca/islands/local-trust-areas/salt-spring/current-applications/current-application-documents/>

A copy of the proposed Development Variance Permit is attached. The permit may also be viewed at the Salt Spring Island office of the Islands Trust at 1-500 Lower Ganges Road, SSI V8K 2N8, between the hours of 8:30 a.m. and 4:30 p.m., Monday to Friday, excluding statutory holidays.



Jas Chonk,
Legislative Clerk/Deputy Secretary

February 17, 2023

Salt Spring Island Islands Trust
500 Lower Ganges Rd #1
Salt Spring Island, BC V8K 2N8

Attention: Rob Pingle Planning Team Assistant
Charly Caproff, Planner 1
Brad Smith, Acting Manager

Re: Residential House and Property, 175 Donore Road, Salt Spring Island, BC V8K 2H3
Development Permit Application – Three Storeys

I purchased the above-named house and property in June 2020 and began occupation on August 11. The property is in a forested low-density residential neighbourhood on ground that is steeply sloping to the east. It is built with post and beam structure onto hard granitic rock. As a result, the ground floor to the west is on the main floor, while the ground surface on the east side is another ~20 ft lower. A self-contained suite exists below the main floor (due to the sloping ground, the suite is accessed by a lower deck and the footprint of the suite is smaller than the main floor). At the north end, the house is split into an upper and lower bedroom. The storage/office is located below the lower bedroom but is much smaller in footprint due to the sloping ground. In essence the back or west side of the lower bedroom sits on rock/ground, but is elevated above the east ground surface, which provided the space for the storage room. Of further note, is that when looking at the dwelling from Donore Road (west elevationⁱ) and the driveway approach (south elevation) the dwelling appears to be a single storey house, and that the suite and lower storage area can only be visualized from the east elevation, which is essentially hidden due to the forest that surrounds the house.

At the time of purchase in 2020 the house was listed with a self-contained secondary suite with a renovated carport/workshop and an additional storage/office enclosed below the lower floor. After two years of residence, I then listed the property for sale in June of 2020. In October 2020 I received a letter from the Capital Regional District indicating that based on their records (and after perusing real estate ads), the CRD did not have any history on permitting the secondary suite, and thus they considered the house to be out of compliance. A CRD building inspector came to the house on January 11, 2023, to review the house and walk through his interpretation of what was required to bring the house into compliance.

I was then informed by the CRD to contact Islands Trust to complete an application for a building permit review (ostensibly only to approve the secondary suite). I provided that information to Islands Trust on January 27, 2023, after which I was contacted by an Islands Trust Planner who informed me that the dwelling is three storeys, where only two storeys is

permitted under the existing bylaws. I assume by this interpretation that any part of the house (not the whole house) can have a “third storey” (as viewed from the east elevation) even though it represents only a small fraction of the entire house. Therefore, the Planner informed me that to bring the building into compliance, a “development” variance permit is required to allow for a three storey building. Note that no work is contemplated for this permit, as it merely seeks to bring the paperwork up to date so that the dwelling structure meets current Islands Trust bylaws. According to Islands Trust, to this date there have been no complaints to Bylaw Enforcement for this dwelling.

For some background, I obtained Freedom of Information files from CRD on January 24, 2023. The CRD file included records going back to 1982; however, from 1982 to 2012, the records were scant, incomplete and in some cases not decipherable. Based on my review of the files, it was evident that the initial permit to construct was procured from Islands Trust and CRD in December 1982. The CRD file included a site plan and elevation drawings prepared in December 1982, a few inspection notes for 1983, 1986, 1989 and 1991, including an Occupancy Permit issued March 4, 1991.

Based on my interviews with previous owners and previous occupants, the secondary suite and storage/office in question were constructed as part of the house prior to 1989, most likely before 1986, as the original owner traveled a lot with her occupation and thus lived in the suite while renting the main floor. It is unclear what the CRD inspector observed in 1991 when the occupancy permit was given, but it is most likely that if a site walk through was performed prior to issuing the permit (as was and still is standard practice), that the full extent of the build (which included the suite and storage room) would have been seen at that time.

I also obtained the 2007 MLS listing for the house/property (the only other time the property was sold), which indicated the existence of the suite and storage room.

The records also indicated that in 2012, the CRD issued permits for the second owner (at that time) who purchased the house in 2007 to repair the foundation for the entire house and enclose the open area below the suite – essentially creating a crawl space – the intent to provide stability improvements to the structure, create a more heat efficient house, reduce moisture and potential mould issues, and to present a barrier to rodents. Further, the CRD also approved permits in 2013 and 2014 to conduct additional work to renovate the carport and the upper and lower decks which accessed the suite and the storage area. Also, around this time, the Islands Trust issued a Development Variance Permit (after a stop work order) for the carport work, as it became apparent that the garage that was approved in 1992 by Islands Trust and the CRD, did not meet setback limits (this I believe was a result of the 2012 survey correcting the orientation of the dwelling from the 1982 Site Plan). At that time, there was no indication from CRD inspectors that the house was not in compliance with planning or building codes. It came as quite a surprise to me that the CRD and the Islands Trust had no records of approving the dwelling as it stood in 2012, when inspectors from both agencies had walked the site multiple times over a number of years to approve on-going work.

Thus, I purchased the property not realizing that the renovations/additions to the dwelling (as conceived in Dec 1982) completed prior to March 4, 1991, apparently had not undergone appropriate review from CRD or IT (it's difficult to tell what was reviewed between 1983 and 1991 because of the dearth of information in the file – perhaps this was normal for building code and bylaw enforcement practices on Salt Spring Island back in the 1980's). As the CRD file indicates, all further renovations after 1991 (including the construction of a carport, the renovation of the carport, the foundation repair, the enclosing of part of a deck, and the renovations of the upper and lower decks) were conducted with CRD approval; however, except for the carport approval and the DVP there is very little in the file regarding Islands Trust involvement.

Regards,

Stephen Wilbur

604.790.4598

stephencwilbur@gmail.com

¹ Note that the elevation directions provided here do not match the elevation drawings provided in the 1982 permit and the current DVP application. I labeled the drawings in the current application to match the labels in the CRD files. However, it is apparent that the original site plan provided in 1982 was not supported by a registered survey. That survey was completed by the previous owner in 2012 and showed that the orientation of the long aspect of the house to be aligned more north-south than east-west, so I am using the corrected aspects in this letter.

File No.: SS-DVP-2022.12
xRef: SS-SUB-2021.2

DATE OF MEETING: May 18, 2023
TO: Salt Spring Island Local Trust Committee
FROM: Stephen Baugh, Planner 2
Local Planning Services
SUBJECT: SS-DVP-2022.12
Applicant: Jordan Litke
Location: Baker Rd (PID: 009-580-972) & 744 Lower Ganges Rd (PID: 003-737-977)

RECOMMENDATION

1. That the Salt Spring Island Local Trust Committee approve Development Variance Permit SS-DVP-2022.12 and direct that staff not issue the permit until a covenant consistent with the draft covenant in Attachment 6 of the report from Planner Baugh, dated May 18, 2023.

REPORT SUMMARY

This Development Variance Permit application proposes to remove the following subdivision requirements in order to satisfy Islands Trust conditions for a boundary adjustment subdivision:

- Subsection 5.5.1 which requires that each lot in a proposed subdivision must be supplied with potable water in accordance with the service levels specified in Part 9 of this Bylaw.
- Subsection 5.5.2 which requires that New Lot A and New Lot B in the proposed subdivision must be supplied with sufficient water to supply all uses, buildings and structures permitted on the lot by the Land Use Bylaw according to the standards set out in Table 1 of the Land Use Bylaw.
- Subsection 5.7.9 which requires that the applicant provide written certification under seal of an engineer that the drainage system for the subdivision has been designed in accordance with Salt Spring regulations.
- Subsection 5.7.10 which requires that the applicant provide written certification under seal of an engineer that the subdivision has been constructed in accordance with the drainage system design prepared under Subsection 5.7.9.
- Subsection 5.10.2 which requires that the creation of a lot lying within two or more zones is to be avoided and that lot boundaries should correspond with zone boundaries.
- Subsection 5.12.1 which prohibits the creation of a lot with frontage on more than one highway, excluding corner lots.

And to vary the following:

- Article 5.1.1(2) which states that where a *subdivision* is a boundary adjustment, no lot may be created with an area less than 1 ha if not serviced by a community water service is varied to permit New Lot A with an area of 0.325 ha in accordance with the site plan.

The subdivision is a boundary adjustment in order to align the property lines with the actual use of the land, no additional development potential will result from the subdivision. Staff are recommending the variance be approved for the reasons stated on page 5 of this report.

RATIONALE FOR VARIANCE

The applicant has provided a rationale for the variance requests. Regarding Subsections 5.10.2 and 5.12.1 and Article 5.1.1(2):

“With respect to the lot frontage and lot size, both existing lots predate the LUB. We are simply modifying this existing condition. Regarding creating a lot lying within two or more zones, the intent to have zone boundaries align with property lines is logical. However our opinion is that the physical land use of the cemetery is not going to change – it is used for and will continue to be used for [interment]. Resolving these encroachment issues, and especially the issue of grave sites located on private land, need take priority over zoning boundaries.”

Concerning the requirement for a drainage system to be designed and installed from Subsection 5.7.9 and 5.7.10 the applicant writes:

“...there is no changes to the land being proposed. We are simply moving legal boundaries so that they align with the land use. As such, a SWMP is not required as there is no future work to consider.” And “Since there is no need for a SWMP in the first place, there is no need for certification that a SWMP has been installed.”

The complete background and rationale provided with the application is included as Attachment 2.

BACKGROUND

The proposal is proceeding because the requirement for a development variance permit was identified by staff in the subdivision referral (SS-SUB-2021.2) from the Ministry of Transportation and Infrastructure (MoTI) in order to allow for a lot within more than one zone, a lot with frontage on two roads and a lot that does not meet the minimum average lot area. Additionally, the applicant is requesting that the requirement for a drainage plan to be designed and installed and the requirement for proof of water be varied to remove these requirements.

The proposed subdivision is a boundary adjustment which will align the property lines with the actual use of the land. The lot line adjustment is being proposed because it was discovered that some grave sites encroached into the neighbouring property and some of the roadways along Lower Ganges Rd and Baker Rd were located on the cemetery lands. The proposed layout addresses the encroachments so that the use of the land is reflected by the property boundaries. Apart from the subdivision, no new development is proposed.



Figure 1 Current lot configuration.

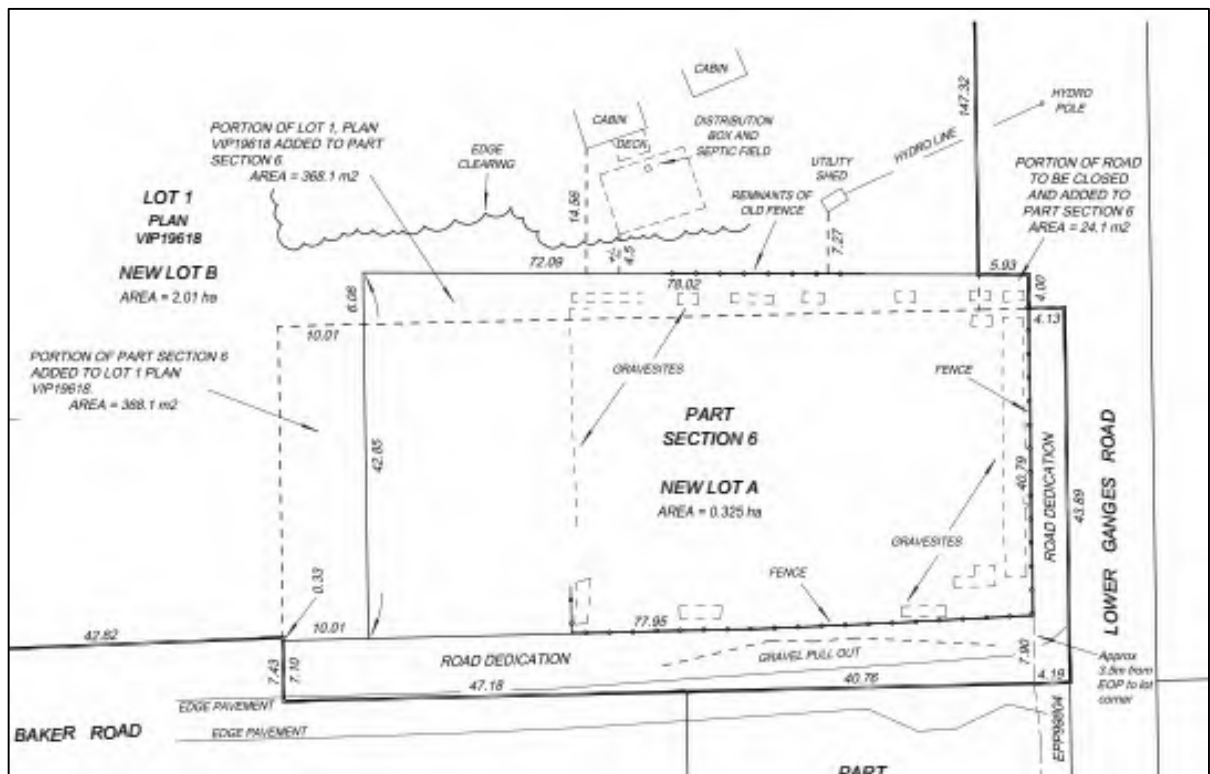


Figure 2 Proposed lot configuration and road dedication

ANALYSIS

Issues and Opportunities

Drainage System:

The requirement that a drainage system designed by an engineer is meant to ensure that future development as a result of the subdivision does not prevent precipitation from percolating into the ground, cause overland runoff, or have negative impacts to the quality or quantity of groundwater. The boundary adjustment involves lots that have already been developed and does not create additional development potential that would not be permitted were the boundary adjustment not to occur.

Lots in More than One Zone:

Currently, the lot lines are aligned with the zone boundary between the Residential 5 variant a [R5(a)] and Rural (R) zones. The boundary adjustment proposes to alter the lot lines between the lots which will result in each of the properties containing area in both the R5(a) and R zones. While this is normally something to avoid, the cemetery contains gravesites which already encroach into the neighbouring property, the boundary adjustment will solve the encroachment issue and avoid any need for the gravesites to be moved which would not be desirable.

A DVP cannot vary either use or density, by creating a split zoned lot the density of the cemetery lot would be increased to allow up to six dwellings in the R5(a) zoned area. To resolve this, the applicant has provided a letter of undertaking from their lawyer (Attachment 5) guaranteeing that a covenant (Attachment 6) restricting the density of the lot will be registered on title.

Double Frontage Lot:

The boundary adjustment does involve a lot that is not a corner lot and has frontage on both Baker Rd and Lower Ganges Rd. The proposed boundary adjustment is not creating this condition as the existing lot already fronts on both highways.

Lot Size:

The minimum lot size requirement for subdivision establishes a minimum lot size based on water servicing levels. The proposed size of the cemetery lot would not meet the 1 ha minimum, this is a smaller size than the current lot due to the road dedication that is provided as part of the subdivision. However, the use of the lot will remain the same and is stated by the applicant to have a minimal potable water requirement as it is used as a cemetery.

Potable Water:

The lot line adjustment will not result in additional development potential on either of the properties. The applicant has provided a written statement from North Salt Spring Waterworks District stating that New Lot A has water service. New Lot B does not have water service and is currently only used as a cemetery.

Circulation

Section 499(3) the Local Government Act requires that notice must be mailed or otherwise delivered to owners and any tenants in occupation of all parcels within a distance specified by bylaw at least 10 days before adoption of the resolution to issue the permit. Salt Spring Island Development Procedures Bylaw No. 304 establishes that all owners and tenants of all properties within 100 metres of the property boundaries of the land that is subject to the application shall be notified. These requirements were fulfilled, as statutory notice was mailed to all owners of properties within 100 metres of the subject property's boundaries on May 3, 2023 and notice was

delivered or mailed to all tenants of properties within 100 metres of the subject property's boundaries on May 3, 2023.

First Nations

The Islands Trust reviews all applications to ensure the preservation and protection of cultural heritage, archaeological sites, and ancestral places. As reviewed, the application is consistent with respect to LTC Standing Resolutions on reconciliation. Notwithstanding, to provide applicants with awareness regarding unknown archaeological areas, staff forwarded the Islands Trust Chance Find Protocol and the provincial Archaeological Branch guidelines on Heritage Act directly to the applicants with the initial application.

Rationale for Recommendation

Staff are recommending the permit be approved for the following reasons:

- The rationale for the variances is reasonable.
- The variances are assessed as minor and/or not impactful as no new uses or development potential will be permitted by the lot line adjustment.
- The variances would allow for the completion of a lot line adjustment subdivision which would reduce land use conflicts.

ALTERNATIVES

The LTC may consider the following alternatives to the staff recommendation:

1. Request further information

The LTC may request further information prior to making a decision. If selecting this alternative, the LTC should 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 request that the applicant submit to the Islands Trust [insert information].

2. Deny the application

The LTC may deny the application. If this alternative is selected, the LTC should state the reasons for denial. Recommended wording for the resolution is as follows:

That the Salt Spring Island Local Trust Committee deny application SS-DVP-2022.12 for the following reasons [insert reasons].

Submitted By:	Stephen Baugh, Planner 2	May 11, 2023
Concurrence:	Chris Hutton, Regional Planning Manager	May 11, 2023

ATTACHMENTS

1. Site Context
2. Applicant Rationale
3. Notice
4. Draft Development Variance Permit
5. Letter of Undertaking
6. Draft Covenant

ATTACHMENT 1 – SITE CONTEXT

LOCATION

Legal Description	THAT PART OF SECTION 6, RANGE 1 EAST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, DESCRIBED AS COMMENCING AT THE SOUTH EAST CORNER OF SECTION 6, RANGE 1 EAST, THENCE NORTHERLY FOLLOWING THE EAST BOUNDARY OF SAID SECTION FOR 144 FEET; THENCE WESTERLY AND PARALLEL TO THE SOUTH BOUNDARY OF SAID SECTION FOR 302.5 FEET; THENCE SOUTHERLY AND PARALLEL TO THE EASTERLY BOUNDARY OF SAID SECTION FOR 144 FEET, MORE OR LESS, TO THE SOUTH BOUNDARY OF SAID SECTION; THENCE EASTERLY FOLLOWING THE SAID SOUTH BOUNDARY OF SAID SECTION FOR 302.5 FEET, MORE OR LESS, TO THE POINT OF COMMENCEMENT and LOT 1, SECTION 6, RANGE 1 EAST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN 19618
PID	009-580-972 & 003-737-977
Civic Address	Baker Rd & 744 Lower Ganges Rd

LAND USE

Current Land Use	Baker Rd: Cemetery 744 Lower Ganges: Residential
Surrounding Land Use	North and West of subject parcels: Agriculture South of subject parcels: Residential East of subject parcels: Golf Course

HISTORICAL ACTIVITY

File No.	Purpose
SS-SUB-2021.2	Boundary adjustment, current DVP application proposes to vary subdivision regulations resulting from this subdivision referral.

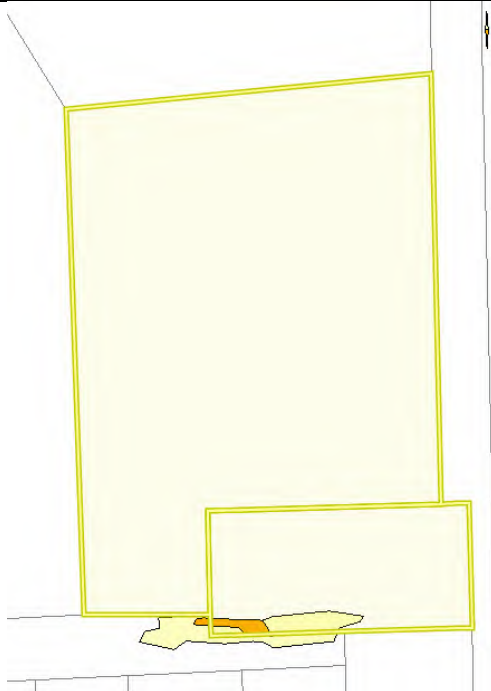
POLICY/REGULATORY

Official Community Plan Designations	Both Lots: Rural Neighbourhoods (RL)
Land Use Bylaw	Baker Rd: Rural (R) 744 Lower Ganges: Residential 5 variant a [R5(a)] + R Part 5 – General Regulations (Subdivision) 5.1.1(2) where the subdivision is a boundary adjustment between two existing lots and no lot is created with an area less than 0.4 ha if serviced by a community water service or less than 1 ha if not serviced by a community water service;

	5.5.1 Each lot in a proposed subdivision must be supplied with potable water in accordance with the service levels specified in Part 9 of this Bylaw. 5.5.2 Each lot in a proposed subdivision must be supplied with sufficient water to supply all uses, buildings and structures permitted on the lot by this Bylaw according to the standards set out in Table 1. Where more than one use is permitted on a lot, the amount of water to be supplied is the sum of the amounts required for each permitted use, calculated separately. 5.7.9 Every applicant for subdivision must provide the written certification under seal of an engineer with experience in drainage engineering that the drainage system for the subdivision has been designed in accordance with Subsections 5.7.1 through 5.7.8. 5.7.10 Every applicant for subdivision must provide written certification under seal of an engineer with experience in drainage engineering that the subdivision has been constructed in accordance with the drainage system design prepared under Subsection 5.7.9 and such certification is to be provided before deposit of the subdivision plan in the Land Title Office. 5.10.2 The creation of a lot lying within two or more zones is to be avoided wherever possible. If lots lying within two or more zones are subdivided, lot boundaries are to correspond with zone boundaries wherever possible. 5.12.1 No lot having frontage on more than one highway other than a corner lot may be created by subdivision.
Covenants	None
Bylaw Enforcement	None

SITE INFLUENCES

Islands Trust Conservancy	No referral/process requirements: Policy 3.3.ii
Regional Conservation Strategy	Rated Medium/Low relative value in the "Regional Conservation Plan: 2018-2027"
Species at Risk	None Mapped
Sensitive Ecosystems	None Mapped

Hazard Areas	
Archaeological Sites	Mapping indicates areas of archaeological potential within 100m of the subject properties. Notwithstanding the foregoing, and by copy of this report, 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 <i>Heritage Conservation Act</i>. If such material is encountered during development, all work should cease and Archaeology Branch should be contacted immediately as a <i>Heritage Conservation Act</i> 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	Application does not propose changes to the current use of the land and no additional climate change induced hazards are anticipated.
Shoreline Classification	Not Applicable



Polaris Land Surveying Inc.
204 - 149 Fulford-Ganges Road
Salt Spring Island, BC, V8K 2K9
Salt Spring: 250-537-5502
Toll free: 877-603-7398
ssi@plsi.ca

Polaris Reference: 0442-08

April 29, 2022

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

Attention: Geordie Gordon, Planner 2

Re: Development Variance Permit Request

We are writing on behalf of the owners of the St. Marks Cemetery II (The Anglican Diocese of Canada) and 744 Lower Ganges Road (Wolfgang Wenzel). Towards the end of 2020, Polaris made an application to MoTI for a boundary adjustment subdivision between these two properties. Last year the Islands Trust provided their referral response – SS-SUB-2021.2.

This letter is in support of our Development Variance Application to vary parts of Land Use Bylaw 355, namely the portions identified in conditions 2, 5, and 6 of the subdivision referral form.

Background

In the summer of 2019, the Capital Regional District approached Polaris about surveying a right of way through the two cemeteries at the Lower Ganges Road and Baker Road intersection. During our initial research, we discovered that the title to the cemeteries originated over 100 years ago, before any land development in that area. When development did occur, public roads encroached into the cemeteries. With respect to St. Marks Cemetery II, the titled land extends into what is now the travelled portion of Baker Road and Lower Ganges Road.

Despite the public encroachment into their lands, the Anglican Diocese was willing to provide the CRD a right of way over a portion of the cemetery lands. This right of way is shown on Plan EPP99804.



Boundary Issues

In addition to our discovery that the cemetery lands extended into the public roadway, we also discovered another land use issue – the land use by the Anglican Diocese and adjacent land owner, Wolfgang Wenzel, did not align with the property lines. Between the road encroachments and these other land use issues, there are four instances of land use not aligning with property lines:

- 1) Lower Ganges Road encroaches on to the cemetery lands
- 2) Baker Road encroaches on to the cemetery lands
- 3) Grave sites within 744 Lower Ganges Road
- 4) Grave sites within Lower Ganges public road allowance

Resolution

Our approach to resolving these issues is to complete a 'boundary adjustment' via a subdivision. The subdivision will adjust the boundary between the cemetery and 744 Lower Ganges Road, such that all the land used by the cemetery is contained within a new lot. Additionally, a small area of public road that contains gravesites will be closed and added to the cemetery title. Finally, a portion of the cemetery lands will be dedicated as public road, legalizing the encroachments by Lower Ganges Road and Baker Road. Our plan of proposed subdivision illustrates these land use issues and shows our proposed new boundaries.

A subdivision application triggers a full review of the Land Use Bylaw 355 requirements, which has been outlined in the referral letter dated February 17, 2021. In our opinion, many of the requirements contained within the letter which are logical for new development, are not logical for a simple boundary adjustment. As such, we hereby request a Development Variance Permit for conditions. 2, 5, and 6. I have outlined this request below and paraphrased the conditions in italics.

2. Allow for creation of a Lot with frontage on more than one road; to create a lot that does not comply with the minimum lot area; and for the creation of a lot lying within two or more zones. With respect to the lot frontage and lot size, both existing lots predate the LUB. We are simply modifying this existing condition. Regarding creating a lot lying within two or more zones, the intent to have zone boundaries align with property lines is logical. However our opinion is that the physical land use of the cemetery is not going to change – it is used for and will continue to be used for internment. Resolving these encroachment issues, and especially the issue of grave sites located on private land, need take priority over zoning boundaries.

5. Provide a Storm Water Management Plan (SWMP) prepared by a civil engineer. Our understanding of the intent of a SWMP is that it is an assessment of how rainfall (and therefore storm water) flows through a property, and how future works will be designed. The idea being any future negative impacts on storm water will be mitigated by a feature or features outlined in the SWMP. In this case, there is no changes to the land being



proposed. We are simply moving legal boundaries so that they align with the land use. As such, a SWMP is not required as there is no future work to consider.

6. *Certification from a civil engineer that the SWMP has been constructed and installed as designed.* Since there is no need for a SWMP in the first place, there is no need for certification that a SWMP has been installed.

Regarding item 5 of the conditions report, both lots are within the NSSWD service area. The cemetery is not using and does not require the use of potable water. Lot 1, Plan 19618 has a NSSWD connection and is a paying customer. As such, we ask that this condition be considered to have been satisfied.

Sincerely,
Polaris Land Surveying Inc.

Jordan Litke, P.Surv, BCLS



**NOTICE
SS-DVP-2022.12**

SALT SPRING ISLAND LOCAL TRUST COMMITTEE

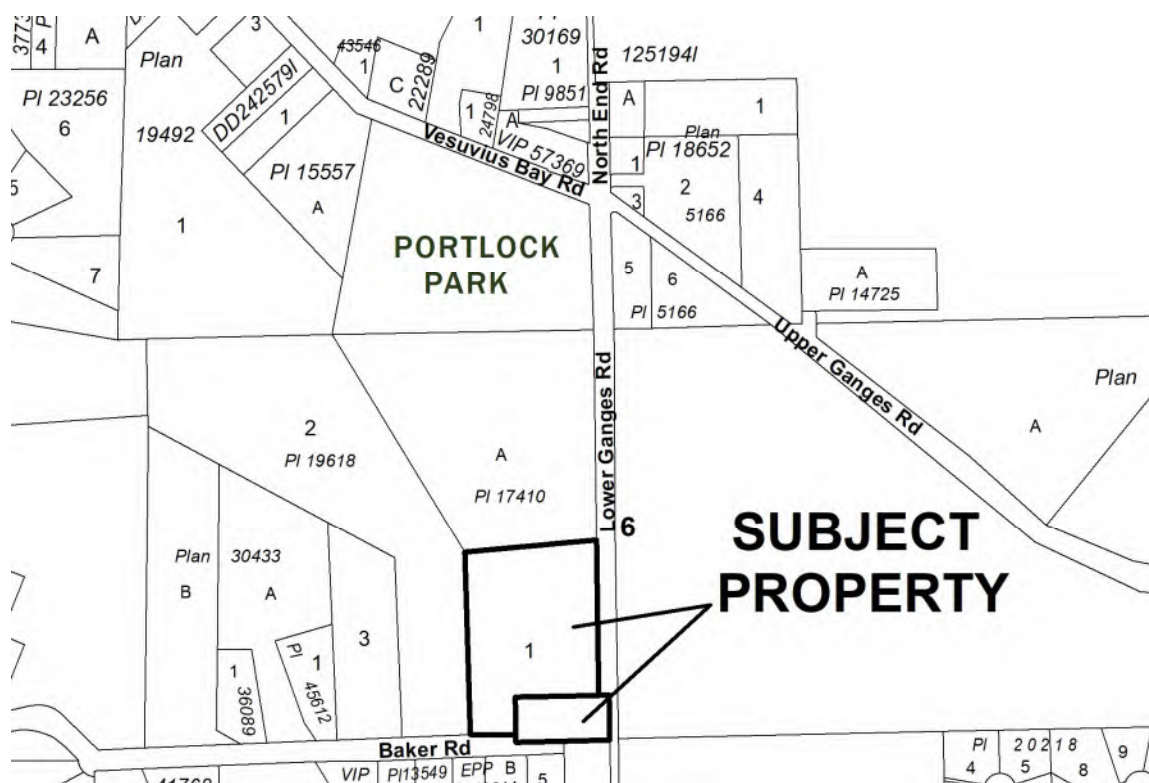
NOTICE is hereby given pursuant to Section 499 of the *Local Government Act* that the Salt Spring Island Local Trust Committee will be considering a resolution allowing for the issuance of a Development Variance Permit. The proposed permit would vary the following regulations of the Salt Spring Island Land Use Bylaw No. 355:

- Subsection 5.5.1 which states each lot in a proposed subdivision must be supplied with potable water in accordance with the service levels specified in Part 9 of the Salt Spring Island Land Use Bylaw, 1999 is varied to remove this requirement for proposed subdivision SS-SUB-2021.2.
- Subsection 5.5.2 which states each lot in a proposed subdivision must be supplied with sufficient water to supply all uses, buildings and structures permitted on the lot is varied to remove this requirement for proposed subdivision SS-SUB-2021.2.
- Subsection 5.7.9 which states an applicant for subdivision must provide written certification under seal of an engineer that the drainage system for the subdivision has been designed in accordance with Subsections 5.7.1 through 5.7.8 is varied to remove this requirement for proposed subdivision SS-SUB-2021.2.
- Subsection 5.7.10 which states an applicant for subdivision must provide written certification under seal of an engineer that the subdivision has been constructed in accordance with the drainage system design prepared under Subsection 5.7.9 is varied to remove this requirement for proposed subdivision SS-SUB-2021.2.
- Subsection 5.10.2 which states the creation of a lot lying within two zones is to be avoided is varied to permit New Lot A and New Lot B to be located with the Residential 5 variant a and Rural Zones.
- Subsection 5.12.1 which states no lot created by subdivision may have frontage on more than one highway other than a corner lot is varied to allow the creation of New Lot A with frontage on Baker Rd and Lower Ganges Rd, in accordance with Schedule No. 1 forming part of and attached to this permit.
- Article 5.1.1 (2) which states that where a *subdivision* is a boundary adjustment subdivision between two existing *lots*, no *lot* may be created with an area less than 1 ha if not serviced by a community water *service* is varied to permit Proposed Lot 1 with an area of 0.325 ha in accordance with Plan No. 1 forming part of and attached to this permit.

The properties are located at:

- Baker Road, legally described as THAT PART OF SECTION 6, RANGE 1 EAST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, DESCRIBED AS COMMENCING AT THE SOUTH EAST CORNER OF SECTION 6, RANGE 1 EAST, THENCE NORTHERLY FOLLOWING THE EAST BOUNDARY OF SAID SECTION FOR 144 FEET; THENCE WESTERLY AND PARALLEL TO THE SOUTH BOUNDARY OF SAID SECTION FOR 302.5 FEET; THENCE SOUTHERLY AND PARALLEL TO THE EASTERLY BOUNDARY OF SAID SECTION FOR 144 FEET, MORE OR LESS, TO THE SOUTH BOUNDARY OF SAID SECTION; THENCE EASTERLY FOLLOWING THE SAID SOUTH BOUNDARY OF SAID SECTION FOR 302.5 FEET, MORE OR LESS, TO THE POINT OF COMMENCEMENT (PID: 009-580-972); and
- 744 Lower Ganges Rd, legally described as LOT 1, SECTION 6, RANGE 1 EAST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN 19618 (PID: 003-737-977)

The general location of the subject property is shown on the following sketch:



The Salt Spring Island Local Trust Committee may consider issuance of the proposed permit at its regular business meeting on Thursday, May 18, 2023 beginning at 9:30 a.m. at the 64 Learning Hub, 122 Rainbow Road, Salt Spring Island. Typically, applications are considered in the afternoon portion of the meeting, which begins at 12 noon. Please refer to the agenda available on the Salt Spring Island LTC Meeting Calendar webpage at the beginning of that week for an indication of where this application may be placed on the agenda and to view the staff report for the application.

Questions?

Please forward questions to Planner Stephen Baugh at 250-537-9144 or by email to ssiinfo@islandstrust.bc.ca

Comments?

- Written submissions are accepted until Wednesday, May 17, 2023 and can be sent to our office, or provided via email to ssiinfo@islandstrust.bc.ca
- Your comments are provided to the Salt Spring Island Local Trust Committee and staff. Written comments made in response to this notice will be available for public review.
- Verbal comments can be made directly to the Trustees during the Town Hall portion of the agenda on May 18, 2023.

More Information?

- Additional information on this application is available for review by the public after May 11, 2023.

Go to: <http://www.islandstrust.bc.ca/islands/local-trust-areas/salt-spring/current-applications/current-application-documents/>

A copy of the proposed Development Variance Permit is attached. The permit may also be viewed at the Salt Spring Island office of the Islands Trust at 1-500 Lower Ganges Road, SSI V8K 2N8, between the hours of 8:30 a.m. and 4:30 p.m., Monday to Friday, excluding statutory holidays.



Jas Chonk,
Legislative Clerk/Deputy Secretary



SALT SPRING ISLAND LOCAL TRUST COMMITTEE DEVELOPMENT VARIANCE PERMIT SS-DVP-2022.12

TO: THE ANGLICAN SYNOD OF THE DIOCESE OF BRITISH COLUMBIA and WOLFGANG H WENZEL RESIDENTIAL DESIGNER LTD. INC. NO. A17691

1. This Development Variance Permit (the "Permit") applies to the land described below:
PID: 009-580-972
LEGAL DESCRIPTION: THAT PART OF SECTION 6, RANGE 1 EAST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, DESCRIBED AS COMMENCING AT THE SOUTH EAST CORNER OF SECTION 6, RANGE 1 EAST, THENCE NORTHERLY FOLLOWING THE EAST BOUNDARY OF SAID SECTION FOR 144 FEET; THENCE WESTERLY AND PARALLEL TO THE SOUTH BOUNDARY OF SAID SECTION FOR 302.5 FEET; THENCE SOUTHERLY AND PARALLEL TO THE EASTERLY BOUNDARY OF SAID SECTION FOR 144 FEET, MORE OR LESS, TO THE SOUTH BOUNDARY OF SAID SECTION; THENCE EASTERLY FOLLOWING THE SAID SOUTH BOUNDARY OF SAID SECTION FOR 302.5 FEET, MORE OR LESS, TO THE POINT OF COMMENCEMENT
&
PID: 003-737-977
LEGAL DESCRIPTION: LOT 1, SECTION 6, RANGE 1 EAST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN 19618
2. This Permit is authorized in accordance with the following schedules attached to and forming part of this permit as signed and dated by the Deputy Secretary of Islands Trust:

Plan No. 1	Site Plan, dated December 11, 2021, by Polaris Land Surveying Inc.
Plan No. 2	Detail of Plan No. 1
3. Salt Spring Island Local Trust Committee Bylaw No. 355, cited as "*Salt Spring Island Land Use Bylaw, 1999*" is varied as follows:
 - a) Subsection 5.5.1 which states each lot in a proposed subdivision must be supplied with potable water in accordance with the service levels specified in Part 9 of the Salt Spring Island Land Use Bylaw, 1999 is varied to remove this requirement for proposed subdivision SS-SUB-2021.2.
 - b) Subsection 5.5.2 which states each lot in a proposed subdivision must be supplied with sufficient water to supply all uses, buildings and structures permitted on the lot is varied to remove this requirement for proposed subdivision SS-SUB-2021.2.
 - c) Subsection 5.7.9 which states an applicant for subdivision must provide written certification under seal of an engineer that the drainage system for the subdivision has been designed in accordance with Subsections 5.7.1 through 5.7.8 is varied to remove this requirement for proposed subdivision SS-SUB-2021.2.



**SALT SPRING ISLAND LOCAL TRUST COMMITTEE
DEVELOPMENT VARIANCE PERMIT SS-DVP-2022.12**

- d) Subsection 5.7.10 which states an applicant for subdivision must provide written certification under seal of an engineer that the subdivision has been constructed in accordance with the drainage system design prepared under Subsection 5.7.9 is varied to remove this requirement for proposed subdivision SS-SUB-2021.2.
 - e) Subsection 5.10.2 which states the creation of a lot lying within two zones is to be avoided is varied to permit New Lot A and New Lot B to be located with the Residential 5 variant and Rural Zones.
 - f) Subsection 5.12.1 which states no lot created by subdivision may have frontage on more than one highway other than a corner lot is varied to allow the creation of New Lot A with frontage on Baker Rd and Lower Ganges Rd, in accordance with Schedule No. 1 forming part of and attached to this permit.
 - g) Article 5.1.1 (2) which states that where a *subdivision* is a boundary adjustment subdivision between two existing *lots*, no *lot* may be created with an area less than 1 ha if not serviced by a community water *service* is varied to permit Proposed Lot 1 with an area of 0.325 ha in accordance with Plan No. 1 forming part of and attached to this permit.
- 4. The land described herein shall be developed in accordance with the terms, conditions and provisions of this Permit, and any schedules, plans and specifications attached to this Permit, which shall form a part thereof.
 - 5. This permit is not a building permit and does not remove any obligation on the part of the permittee to comply with all other requirements of "Salt Spring Island Land Use Bylaw No. 355, 1999" and to obtain other approvals necessary for completion of the proposed development, including approval from the Ministry of Transportation and Infrastructure, Island Health.
 - 6. Any further development, redevelopment, or any changes to this permit may require a new Development Variance Permit.

**AUTHORIZING RESOLUTION PASSED BY THE SALT SPRING ISLAND LOCAL TRUST COMMITTEE
THIS XX DAY OF XX, 202X.**

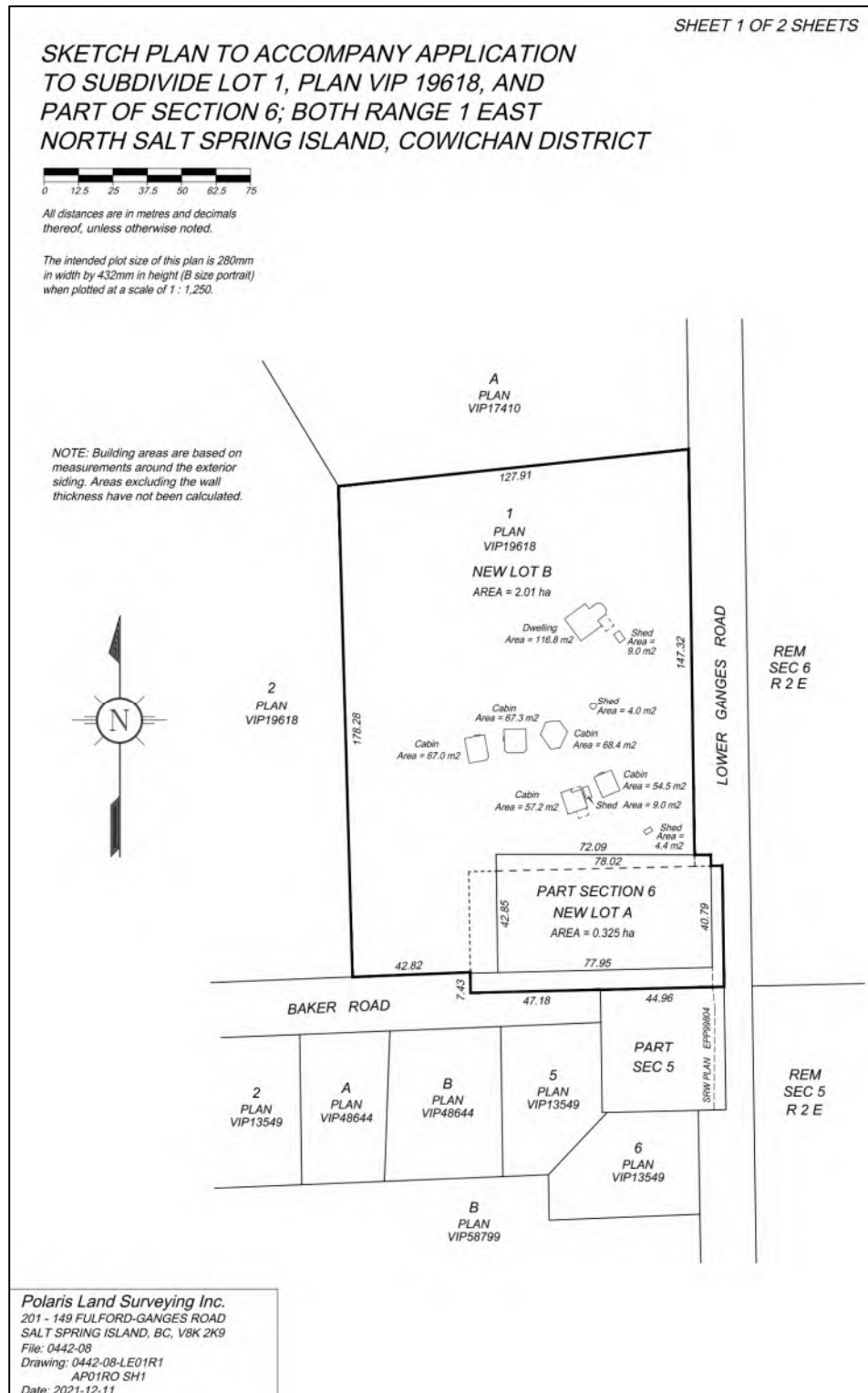
DEPUTY SECRETARY, ISLANDS TRUST

DATE OF ISSUANCE

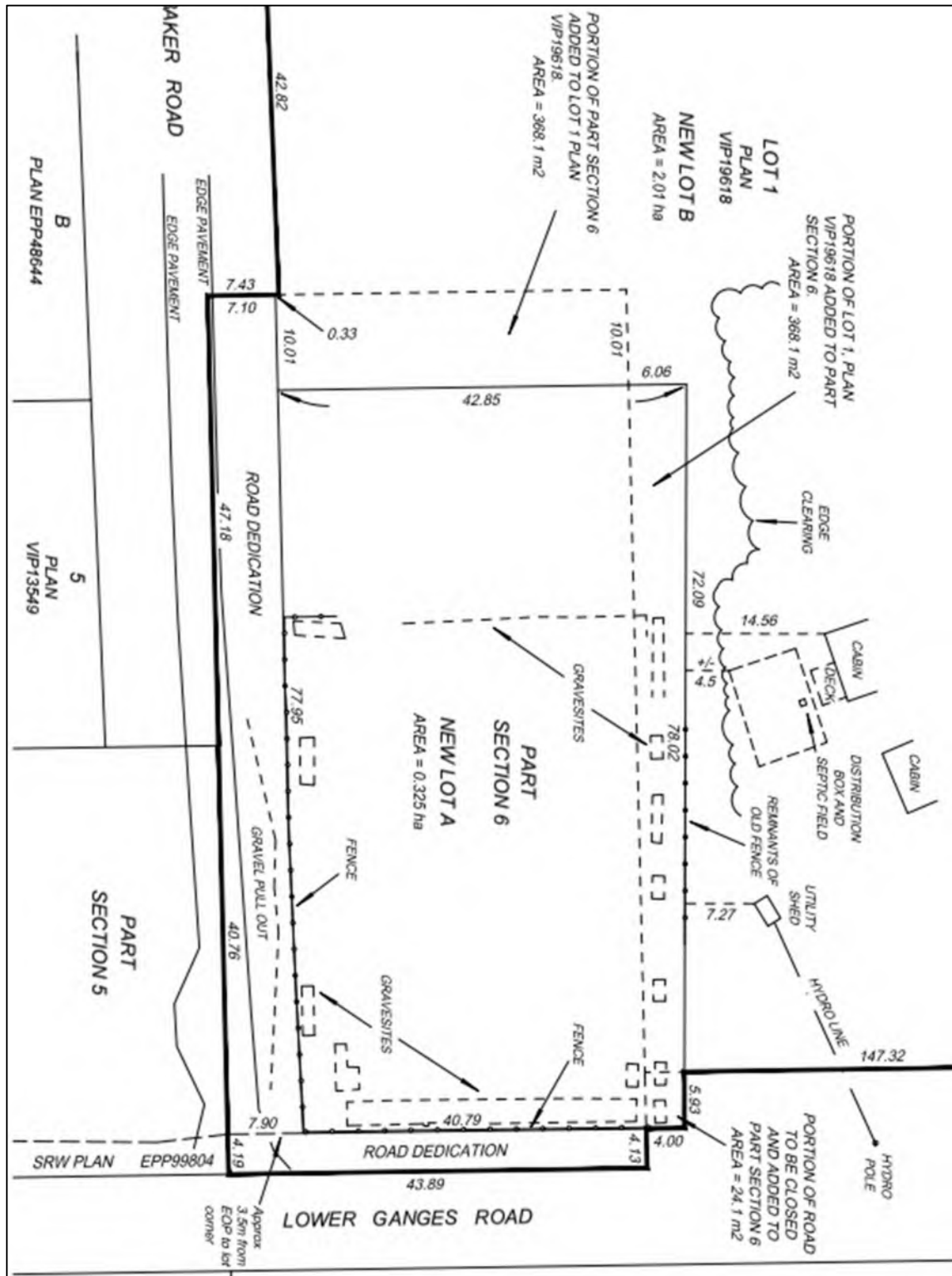
**IF THE DEVELOPMENT DESCRIBED HEREIN IS NOT COMMENCED BY THE XX DAY OF XX, 202X,
THIS PERMIT AUTOMATICALLY LAPSES.**

SALT SPRING ISLAND LOCAL TRUST COMMITTEE DEVELOPMENT VARIANCE PERMIT SS-DVP-2022.12

PLAN NO. 1: Site Plan



PLAN NO. 2: Detail of Plan No.1





900 Vancouver Street,
Victoria BC, V8V 3V7
Telephone: 250-386-7781

Sent via e-mail

February 15, 2023

Salt Spring Island Local Trust Committee
500 Lower Ganges Rd #1
Salt Spring Island, BC
V8K 2N

RE: Boundary adjustment application
ST. Mark's Cemetery

Dear sir or madam:

I act as Chancellor of the Diocese of British Columbia, registered owner of the above-noted property. I write in relation to an application to approve the plan of subdivision resulting from the proposed boundary adjustment. I understand that a covenant is required in order to approve the proposed plan of subdivision.

I hereby undertake that the proposed covenant will be registered with the Land Title Office concurrently with the new plan of subdivision.

I trust this is the information you require.

Yours truly,



Isabel Weeks
Chancellor

TERMS OF INSTRUMENT - PART 2

COVENANT

BETWEEN:

The Anglican Synod of the Diocese of British Columbia
 900 Vancouver Street
 Victoria, BC
 V8V 3V7

(hereinafter called the "Owner")
 OF THE FIRST PART

AND:

Salt Spring Island Local Trust Committee,
 #1 - 500 Lower Ganges Road,
 Salt Spring Island, B.C. V8K 2N8,

(hereinafter called the "Covenant Holder")
 OF THE SECOND PART

WHEREAS:

A. The Owner is the registered owner of:

New Lot A – [Insert Legal Description]

(herein called the "Lands");

B. Section 219 of the *Land Title Act* provides that a covenant in respect of the use of land or of a building that land is, or is not to be built on in favour of a local trust committee under the *Islands Trust Act* may be registered as a charge against the title to that land;

C. The Owner has applied for Development Variance Permit from the Trust Committee related to a Subdivision application, and the Owner has granted the Trust Committee this covenant in order to induce the Trust Committee to approve the Development Variance Permit;

D. The Owner wishes to grant and the Trust Committee wishes to accept this Covenant restricting the use of the Covenant Area included within the heavy outline shown on reference plan EPPXXXXX;

NOW THEREFORE in consideration of the payment of \$2.00 by the Covenant Holder to the Owner (the receipt and sufficiency of which is acknowledged by the Owner) and in consideration of the promises exchanged below, the parties agree:

1. Interpretation

1.1 This Agreement must be interpreted in accordance with the laws of British Columbia and the

laws of Canada applicable in British Columbia, and the parties agree to attorn exclusively to the jurisdiction of the courts of British Columbia (the "courts").

1.2 In this Agreement:

- (a) reference to the singular includes a reference to the plural, and vice versa, unless the context otherwise requires;
- (b) where a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;
- (c) reference to a particular numbered section or article is a reference to the correspondingly numbered or lettered article, section of this Agreement;
- (d) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;
- (e) the word "enactment" has the meaning given to it in the *Interpretation Act* (BC) on the reference date of this Agreement;
- (f) reference to any enactment is a reference to that enactment as consolidated, revised, amended or re-enacted or replaced, unless otherwise expressly provided;
- (g) reference to a "party" or the "parties" is a reference to a party or the parties to this Agreement and their respective successors, assigns, trustees, administrators and receivers; and
- (h) "successor" means any person who, at any time after registration of this Agreement, becomes the registered owner of the Lands or any part thereof by any means, including a beneficial owner

2. Restrictions on use of the Lands

2.1 The Owner covenants and agrees with the Covenant Holder that:

- (a) no residential dwelling unit or seasonal cottage may be constructed or built within the Covenant Area included within the heavy outline shown on reference plan EPPXXXXX.

3. Owner's Obligations

3.1 The Owner agrees to indemnify the Covenant Holder and its elected and appointed officials, officers, employees and agents, from and against any and all liabilities, losses, suits, actions, damages, claims, demands, costs and other harm arising out of or in any way connected with this Agreement or its subject-matter, and for any fees or expenses it may occur as a result of a breach of the Covenant by the Owner.

3.2 The Owner releases the Covenant Holder, its directors, officers, employees, agents and

contractors, from and against all liability, causes of action, actions, claims, damages, expenses, costs, debts, demands or losses suffered or incurred by the Owner or any other person, arising from the granting of this Agreement, or by the act or omission of the Owner in relation to the operation and maintenance of the Covenant Area.

- 3.3 The rights given to the Covenant Holder by this Agreement are permissive only and nothing imposes any obligation on the Covenant Holder to anyone, or obliges the Covenant Holder to perform any act or incur any expense for any purpose in respect of this Agreement.

4. Owner's Reserved Rights

- 4.1 The Owner reserves all of its rights as owner of the Lands, including the right to use, occupy, and maintain the Lands in any way that is not expressly restricted by this Agreement.

5. Successor in Title of the Owner

- 5.1 This Agreement binds the parties to it and their respective successors, heirs, executors, permitted assigns, and administrators.
- 5.2 The obligations and covenants contained in this Agreement shall be covenants running with the Lands and are perpetual, and will bind successors in title to the Lands and all parcels created by subdivision of the Lands, and will be registered in the Land Title Office in Victoria pursuant to Section 219 of the *Land Title Act*.

6. Obligation

- 6.1 The rights given to the Covenant Holder by this Agreement are permissive only and nothing imposes any obligation on the Covenant Holder to anyone, or obliges the Covenant Holder to perform any act or incur any expense for any purposes in respect of this Agreement.
- 6.2 Nothing in this Agreement renders the Covenant Holder an owner or occupier of the Lands.

7. No Tort Liability

- 7.1 The parties agree that this Agreement creates only contractual obligations and obligations arising out of the nature of this document as a covenant under seal. The parties agree that no tort obligations or liabilities of any kind are created or exist between the parties in connection with this Agreement, it being the intent of this clause to exclude tort liability of any kind and to limit the parties to their rights and remedies under the law of contract and the law pertaining to covenants under seal.

8. Registration

- 8.1 The Owner agrees to do everything necessary at the Owner's expense to register this Agreement against title to the Lands in priority to all financial charges.

9. Severance

- 9.1 If any part of this Agreement is held to be invalid, illegal or unenforceable by the courts, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement is to remain in force unaffected by the severance.

10. No Other Agreements

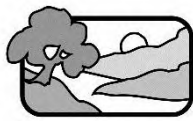
- 10.1 This Agreement is the entire agreement between the parties and it terminates and supersedes all other such agreements regarding its subject.

11. Amendments

- 11.1 This Agreement is intended to be perpetual, and this Agreement may only be changed or cancelled by a written instrument signed by all the parties.

As evidence of their agreement to be bound by the above terms, all the parties each have executed this Agreement under seal by signing Part 1 of the Land Title Act Form C to which this Agreement is attached and which forms part of this Agreement.

END OF DOCUMENT



STAFF REPORT

File No.: 6500 SS OCP Amendment

Related File No.: 6500 Housing Action Program

DATE OF MEETING: May 18, 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: Preliminary Project Charter for Salt Spring OCP-LUB Amendment Project

RECOMMENDATION

1. That the Salt Spring Island Local Trust Committee requests staff to revise the draft Project Charter for the OCP-LUB Amendment Project, per LTC direction.
2. That the Salt Spring Island Local Trust Committee forward the draft Project Charter to the 13 First Nations with territorial interests in the Salt Spring Island Local Trust Area under co-signature of the Trust Council Chair and Salt Spring Island Local Trust Committee Chairperson to initiate dialogue and preliminary engagement preferences.
3. That the Salt Spring Island Local Trust Committee directs staff to draft a preliminary public consultation/engagement plan for the OCP-LUB Amendment Project.

REPORT SUMMARY

This report seeks input and direction from the Salt Spring Island Local Trust Committee (LTC) on the Salt Spring Island OCP-LUB Amendment LTC Project. Specifically, staff seeks SS LTC direction on the scope as proposed in the draft Project Charter, and to proceed with early engagement planning work for the project.

BACKGROUND

The SS OCP is a bylaw encompassing objectives and policies that serve as a development blueprint guiding existing and future development in Salt Spring Island. Under the *Local Government Act* Section 471 (1), an official community plan is a statement of objectives and policies to guide decisions on planning and land use management within the area covered by an OCP, respecting the purposes of local government to shape the sustainability of the community's economy, growth and land use development.

In March 2023, the Trust Council adopted the budget proposed in the business case for the amendment to the SS OCP. The approved budget enables staff to conduct a Request for Proposal process for a consulting service to plan and facilitate the public engagement process. Given the need to conduct a robust and meaningful public outreach and First Nations engagement process, the amendment process, as indicated in the draft Project Charter is anticipated to be in two phases.

ANALYSIS

Issues and Opportunities

The need to update the SS OCP was identified as a priority in response to policy, social and technological change and to address community challenges, including consideration for support for more diverse options for housing in the plan area (e.g., accessory dwelling units), and better planning for growth. The Protection of Coastal Douglas Fir LTC Project has reached the policy development stage that would require an amendment to the SS OCP to consolidate the policy research and public outreach efforts. The OCP amendment will also bring the drafting of the Ganges Village Area Plan project together that will require a subsequent OCP amendment. The OCP must also be amended with the support of, and to improve relations with, the 13 First Nations governments on whose traditional and treaty territory the OCP exists.

The SS OCP is a sound, well-drafted document, in general, and has served the Salt Spring Island community well over the past 15 years. There has been no full review of the SS OCP since its adoption in 2008; the last policy amendment was an update regarding industrial lands per Bylaw No. 488, 2020. Reconsideration is required to address contemporary community challenges, including housing, climate change, environmental protection, First Nations reconciliation, and infrastructure and servicing. The objectives of the SS OCP amendments include the following:

- Develop, amend, or delete outdated policies as they relate to housing to promote and support more housing options for the community workforce and various income and social groups, including, but not limited to, accessory dwelling units, diversifying and retrofitting housing forms, and accommodation of purpose-built affordable housing.
- Review policies related to meeting housing needs, including natural hazards, environmental protection, archaeological heritage policies, infrastructure, and services.
- Development of policies is informed by existing and ongoing projects, including the Ganges Village Area Plan and the Protection of Coastal Douglas Fir projects.

Outreach/Engagement

First Nations

The amendment to the SS OCP process is not only governed by Part 14 of the Local Government Act, but the process is also governed by the Islands Trust Policy Statement and the First Nations Engagement Principles. As a first step, staff propose that the SS LTC and project staff invite each of the 13 First Nations to engage in dialog to discuss the scope of the OCP, and how each First Nation can be engaged to the satisfaction of each party, recognizing the constraints of time and budget and the important matters for all parties.

Public Engagement:

As a long-term vision for the community, it is imperative that the OCP is supportable across the community in order to be perceived as meaningful to residents. The project charter proposes to integrate public engagement throughout the project delivery process that seeks necessary input to advance the project quickly, while being responsive to community input.

OCP PROCESS:

The draft SS OCP process is illustrated in Attachment 1, in the Work Plan Overview. The dates are subject to change and timing of each task is based on a high-level understanding of delivery expectations. Upon revision, based on direction obtained, this timeline is likely to change.

ALTERNATIVES

1. Request further information

The SS LTC may request further information prior to making a decision. Staff advises that the implications of this alternative will be a delay in starting the public engagement and early conversation with First Nations process. 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 staff returns with additional information to include:

Item: [1, 2, ...]

2. Hold the proposed project in abeyance

The SS LTC may choose to hold the amendment to the SS OCP project in abeyance. Staff advises that the implications of this alternative will be a delay in the project, and depending on how long the project is being put on hold, SS LTC may lose the project funding as approved by Trust Council. If selecting this alternative, the SS 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 staff to hold the amendment to the "Salt Spring Island Local Trust Committee Official Community Plan Bylaw No. 434, 2008" project in abeyance pending completion of the following:

Item: [1, 2, ...]

NEXT STEP

- Submit revised Project Charter based on SS LTC input and forward to First Nations for early dialo.
- Return revised Project Charter for SS LTC's consideration.
- Develop draft Public Engagement framework and Engagement Plan for SS LTC to consider.

Submitted By:	Louisa Garbo, Island Planner	May 8, 2023
Concurrence:	Chris Hutton, Regional Planning Manager	May 11, 2023

ATTACHMENTS

Attachment 1 – Draft Project Charter for the Amendment to SS OCP Project

Amendment to SS OCP-LUB Project Charter

Salt Spring Island Local Trust Committee

Approval Date: XXX XX, 2023

Purpose:

To conduct a major amendment to the Salt Spring Island Official Community Plan (SS OCP) to policies as they relate to forest protection, affordable housing, climate change, First Nations reconciliation, infrastructure servicing, and the amendment to Salt Spring Island Land Use Bylaw (SS LUB) to implement the associated OCP policies.

Background:

An Official Community Plan is a statement of objectives and policies to guide decisions on planning and land use management, within the area covered by the plan, respecting the purposes of local government. There has been no comprehensive review of the SS OCP since its adoption in 2008; the current document no longer reflects current policy issues, particularly:

- Adapting to the impacts of climate change
- Reconciling and building inter-governmental relationships with First Nations
- Aligning Growth with infrastructure servicing
- Allowing for affordable and available housing to meet workforce needs and support vulnerable populations.

This project is proposed to bring the governing document up-to-date, and complete the final stage of the two local projects (the Protection of Coastal Douglas-fir Zones and Associated Ecosystems and the Housing Action Program), and to bring the Ganges Village Planning together that require an OCP amendment. Issues to be addressed include:

- Housing
- Potable water availability
- Storm-water and sewer servicing
- Active transportation infrastructure
- Innovative site and building design
- Archaeological significance

The project will include a robust engagement planning and execution process, based on IAP2 planning principles, with early and ongoing engagement with:

- Salt Spring Island residents, including First Nations members living off-reserve, local businesses, community groups, and local organizations
- adjacent and overlapping governments, including the 13 First Nations governments whose traditional and treaty territory and title intersects with the OCP, applicable ministries of the Province of British Columbia, regional districts, the Islands Trust Conservancy, and local trust areas.

Objectives

- Develop or amend policies as they relate to housing to promote and support housing options, including accessory dwelling units, housing for the local workforce and various income and social levels.
- Review relevant policies that will be impacted by the housing policies, including policies on climate change,

In Scope

Phase I

- Early conversation and on-going collaboration with First Nations to implement Islands Trust First Nations Engagement Principles.
- Preliminary consultation and on-going engagement with the Capital Regional District, the Agricultural Land Commission and School District #64, Salt Spring Island Fire Protection District, Salt Spring Island Arts Council, Salt Spring Community Services, BC Housing, CRD Housing, the Chamber of Commerce and the Ministry of Transportation and Infrastructure, and various community groups

Out of Scope

- Specific regulatory tools on combating climate change
- Specific transportation studies and measures
- Specific economic development studies or strategies
- Specific ecosystem analysis as it relates to environmental regulations

First Nations Reconciliation, protection of First Nations archaeological heritage, forest protection, and infrastructure servicing. • Develop policies based on works completed on the CDF project • Update Ganges Village policies based on the Ganges Village area plan project • Update the LUB to reflect changes in the OCP	• Develop and execute a public engagement plan consistent with the IPA2 Core Values and Code of Ethics. • Launch public engagement activities upon LTC's approval of public engagement plan • Gather background resources and obtain available baseline data to inform policy development • Review OCP and LUB for gaps and changes • Update and develop relevant policies on climate change, First Nations Reconciliation, protection of First Nations heritage, forest protection, infrastructure servicing as they relate to housing options • Identify possible immediate LUB amendments Phase II • Draft OCP policies and objectives • Draft associated LUB regulations • Community Information meetings/open houses • Formal referrals to agencies and First Nations • Refine draft OCP and LUB amendments based on community and referral input • Prepare for the Public Hearing processes	
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Work Plan Overview

Phase I (note that the several steps will likely be processed concurrently)	Date
Approval of draft Project Charter	Summer 2023
Research and analysis	Spring/Summer 2023
Draft engagement plan	Summer 2023
Draft RFP	Summer 2023
Procurement process	Late Summer 2023
Selection of consulting team	Late Summer 2023
Consultant finalize engagement plan	Late Summer 2023
Implementation of the Public Engagement Plan (interviews, meetings, survey, website/social media, potentially forming working group)	Late Summer 2023
On-going coordination with agencies/community groups	Summer/Fall 2023
Phase II Draft Amendments	Date
Draft OCP policies and potential associated amendments to LUB (under a separate process)	Winter 2023
First Reading of OCP, referrals of draft OCP	Spring 2024
Outreach/Community Information Meeting on revised draft amendment	Summer 2024
LTC meetings/public hearing	Fall 2024
Report to LTC – request for 3 rd reading/forward to Executive Committee/forward to Ministry of draft OCP	Winter 2024
Request for 4 th reading/adoption of final draft OCP	Winter 2024

Draft amendment relevant sections in SS LUB

Spring 2024

Project Team

Louisa Garbo, Island Planner	Project Manager
Salt Spring Island Office Staff	Local technical and administrative support
IT	Mapping/technical Support
Senior Intergovernmental Policy Advisor	First Nations Engagement Support
Office Administrative Assistant	Administrative Support
RPM Approval:	LTC Endorsement:
Date:	Resolution #:
	Date:

Budget

Budget Sources (Phase I - 2023/2024)

Early and ongoing consultation with 13 First Nations with territorial interests on SSI	Approximately 8 months	\$26,000 (from Ganges planning budget)
Technical analysis with university and agencies	Approximately 6 months	\$100,000 (grants)
Consulting contract for public engagement	Spring 2023 for six months	\$90,000 – consulting contract
Development of communication and educational info, printouts, mail-outs, brochures, posting of meetings and legal notifications, facilities rental, technology support, facility rental, and open houses material	Over the course of 2023	\$6,000
	Total	\$222,000

Budget Sources (Phase II – 2024-2025)

Consultation with 13 First Nations on draft OCP		\$26,000
Consulting contract for public engagement on draft OCP	Summer 2024 for six months	\$50,000 –
Development of communication and educational info, printouts, mail-outs, brochures, posting of meetings and legal notifications, facilities rental, technology support, facility rental, and open houses material	Over the course of 2024	\$6,000
	Total	\$82,000

DATE OF MEETING: May 18, 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 Village Planning Update

RECOMMENDATION

1. That the Salt Spring Island Local Trust Committee accepts the staff report on the Ganges Village Planning project and requests staff to continue with the development of the Ganges Village Area Plan process.
2. That the Salt Spring Island Local Trust Committee requests staff to allocate the \$3,500 from the Ganges Village Planning budget line-item to the consultation with First Nations to further support coordination and collaboration with First Nations.

PURPOSE

On April 13, 2023, staff presented this report to Salt Spring Island Local Trust Committee (SS LTC) summarizing the Ganges Village Planning process to date, and requested SS LTC to support staff moving forward with the Ganges Village Area Plan process under the budget as approved by Trust Council. Upon discussion, the SS LTC deferred the recommendations by the resolution below and requested staff to provide examples of other local area planning exercises to better understand high-level policy documents such as those of area plans. The examples of area plans provided to SS LTC included:

[Gibsons Harbour Area Plan](#)

[Cadboro Bay Local Area Plan, 2008](#) (the new version is too long to review)

[North Cowichan Crofton Local Area Plan](#)

[Ladysmith Waterfront Area Plan](#)

SS-2023-41

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee defer File No. 6500 Ganges Village Planning staff report to the next meeting.

CARRIED

REPORT SUMMARY

The report summarizes the Ganges Village Area Plan planning process to date. The content in this report is the same as the report that was submitted to SS LTC on April 13, 2023.

The purpose of this report is to provide the Salt Spring Island Local Trust Committee (SSI LTC) an update on the Ganges 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 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 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 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.

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 in Phase I and II has yielded valuable information for policy development. There are existing policy recommendations from previous studies carried out by the SS LTC, or others in the community. The process is ongoing, particularly regarding infrastructure policy to service 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 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 a consultant to draft the Ganges (Shiya'hwt/SYOWT) Village Area Plan.

The RFP will include a work plan with the following tasks for the consultant:

- Prepare an engagement plan in co-operation with staff for SS LTC Review
- Prepare a draft vision statement and policies for the area
- Conduct public engagement on the first draft
- Revise draft based on engagement results
- Present the draft Area Plan for SS LTC for LTC consideration.

If the recommendation is carried, staff will prepare a more detailed summary of work to be undertaken by the consultants for SS LTC review prior to RFP issuance.



ENGAGEMENT AND CONSULTATION

Technical Working Group

A Technical Working Group (TWG) has been established for with staff from key ministries, as well as local governments, agencies and organizations. These include the North Salt Spring Waterworks District, Salt Spring Island Fire Rescue, harbour agencies, health service agencies, business and the Chamber of Commerce, among others. Meetings will be as needed throughout the remainder of the project, and staff expect that the TWG will provide increasingly detailed input and guidance to meet community needs and expectations through the remainder of the project.

First Nations Engagement

At the beginning of the project, staff conducted early consultations with the 13 First Nations with territorial interests on Salt Spring Island. Of the nations that responded, staff have established commitments to collaborate with Cowichan Tribes, Malahat First Nation, and Tsawout First Nation through capacity funding from Island Trust.

Through this engagement the name of the project has been changed to Ganges (Shiya'hwt/SYOWT) Village Area Plan, and some preliminary policy directions have been developed during the consultation process. These policies are subject to review pending government-to-government coordination of consent 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 and the proposed actions continues towards completion of the Ganges (Shiya’hwt/SYOWT) Village Area Plan, in conformance with the project charter, excepting a requested change in some of the funding. It is responsive to expressed project expectations of the community, by way of the engagement report in Attachment 2, and the SS LTC.

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 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,...]

2. Hold the proposed project in abeyance

The SS LTC may choose to hold the Ganges Village Area Plan project in abeyance. Staff advises that the implications of this alternative will be a delay in the project, and depending on how long the project is being put on hold, SS LTC may lose the project funding as approved by Trust Council. If selecting this alternative, the SS LTC should be advised to describe the specific conditions or rationale for this request. Recommended wording for the resolution is as follows:

That the Salt Spring Island Local Trust Committee requests that staff to hold finalization of the Ganges Village Area Plan project in abeyance pending completion of the following:

Item: [1, 2, ...]

Submitted By:	Louisa Garbo, Island Planner	May 8, 2023
Concurrence:	Chris Hutton, Regional Planning Manager	May 11, 2023

ATTACHMENTS

Attachment 1 – Approved Project Charter

Attachment 2 – Review Summary of the Ganges Village and Harbour Official Community Plan Review

Attachment 3 – Ganges 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. Accessiblity	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. Accessiblity	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. Accessiblity	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. Accessiblity	Through-traffic is provided alternate routes through and around the village	7		GVAP
1. Accessiblity	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. Accessiblity	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. Accessiblity	To make Ganges a barrier-free Village	7		
1. Accessiblity	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. Accessiblity	Significant sidewalk projects will be undertaken annually	7	Not implemented	CRD
1. Accessiblity	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. Accessiblity	sufficient parking is made available for the disabled and the	7		DPA Land use bylaws
1. Accessiblity	3 convenient "pick-up/drop-off" locations will be in place in	7	Not implemented	???
1. Accessiblity	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

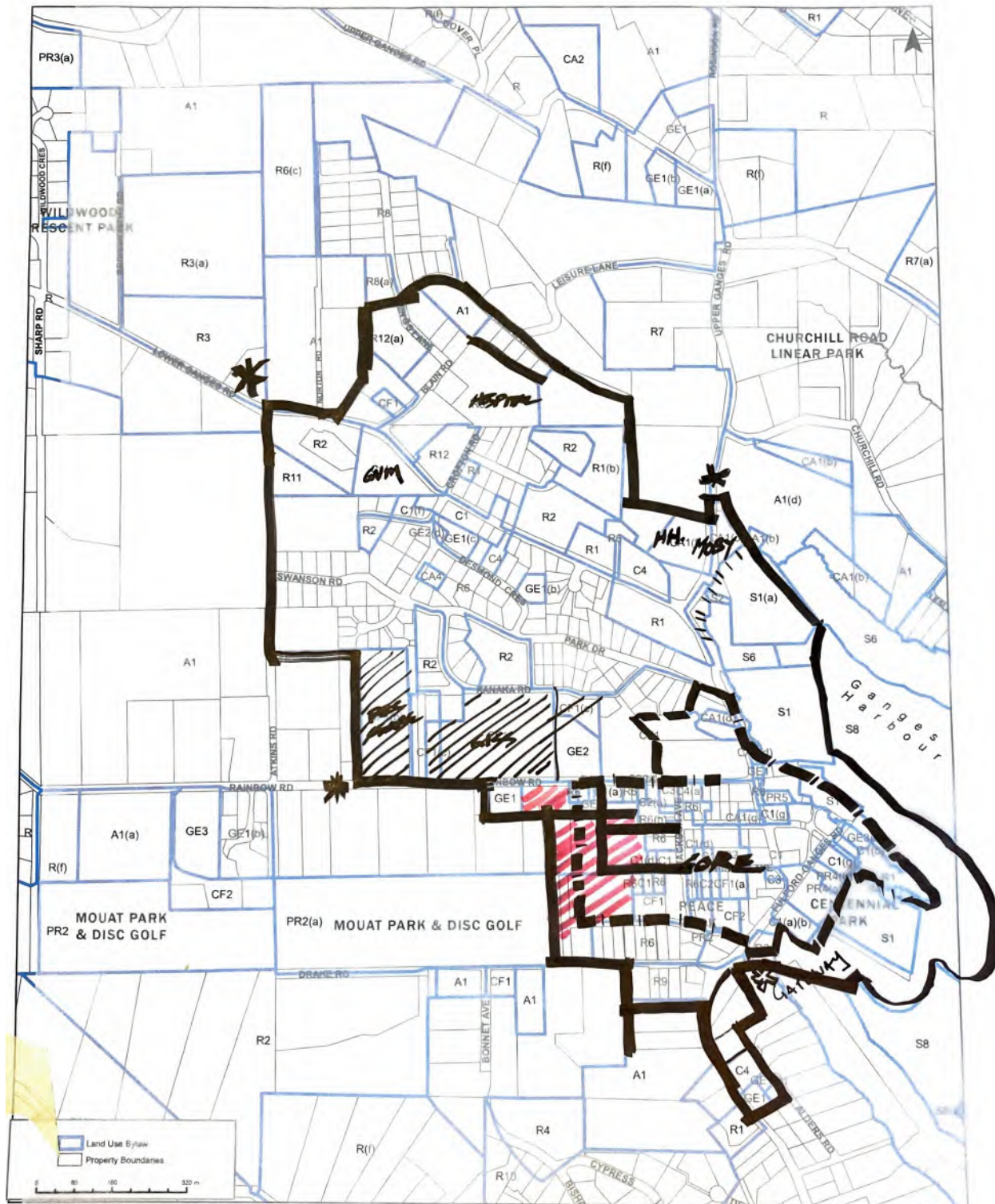
The Task Force identified four lenses through which Area Plan policies should be developed and evaluated: Arts, Culture, and Heritage, Environmental and Community Wellbeing, Economic Resiliency and Vibrancy, and Reconciliation and Equity in Planning.



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.

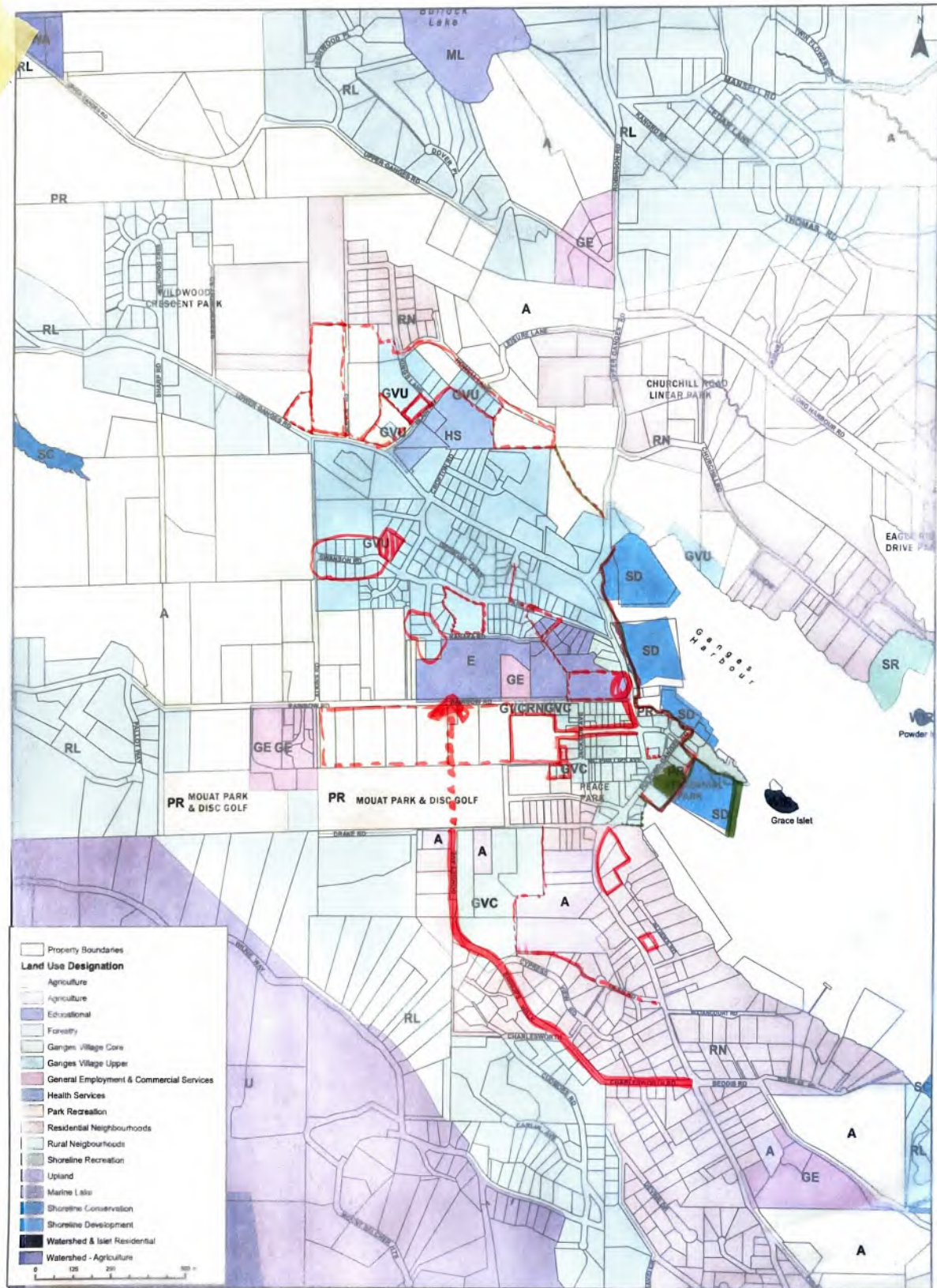
Draft Area Boundary



SYOWT
Ganges
Shiya'hwt

Early Explorations

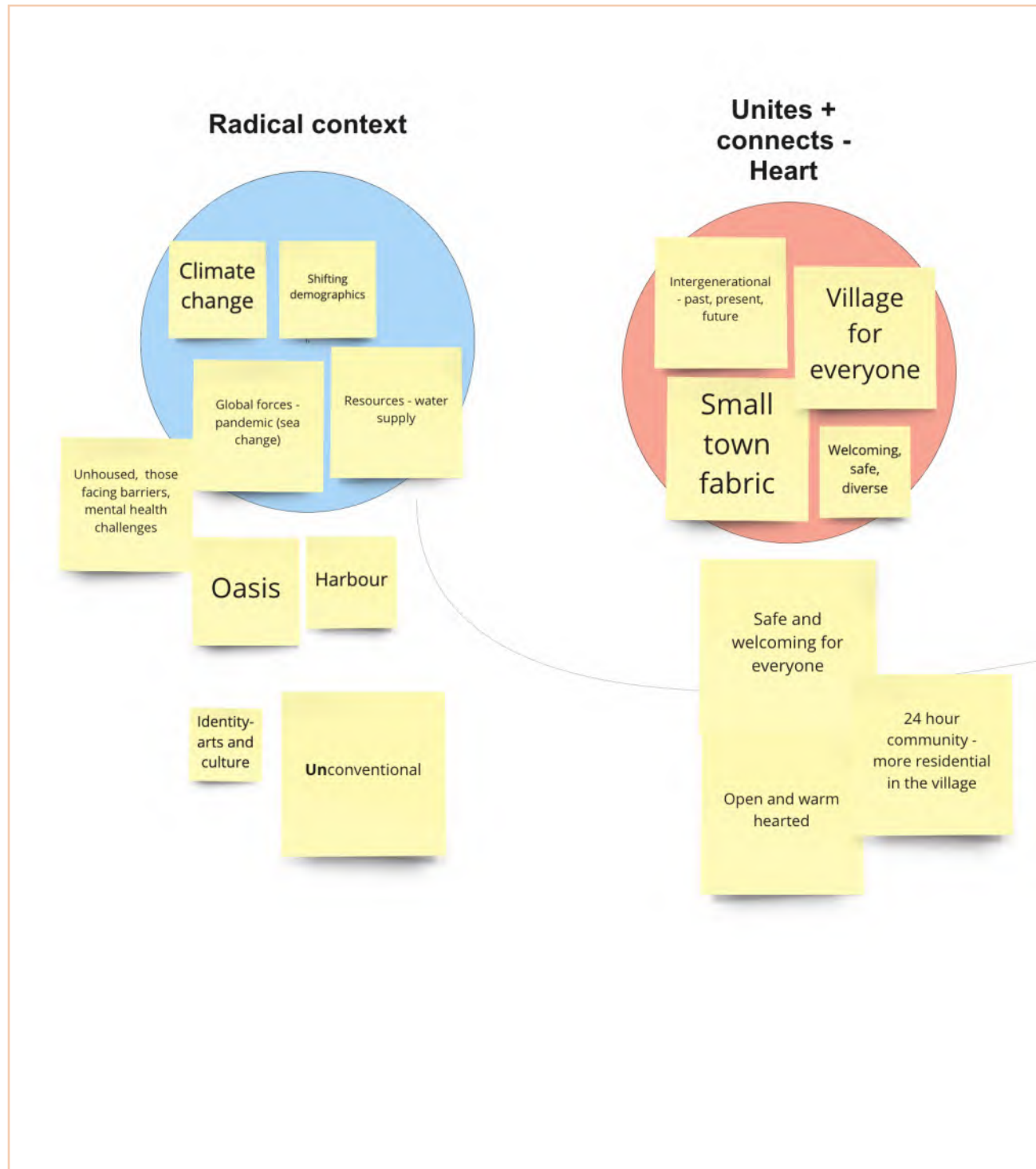
Gathers



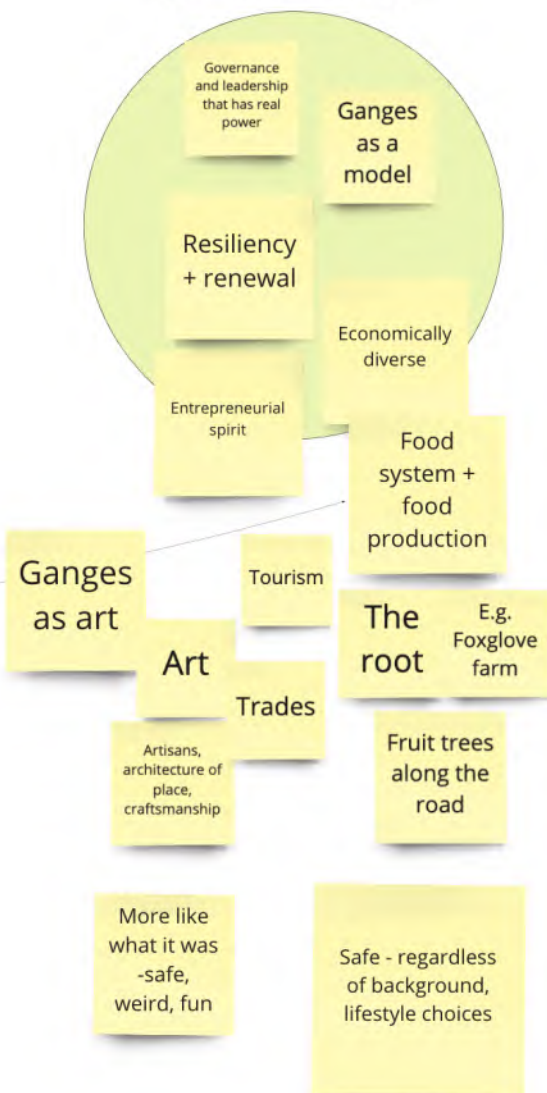
SYOWT
Ganges
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Gathers

Appendix: Miro Boards

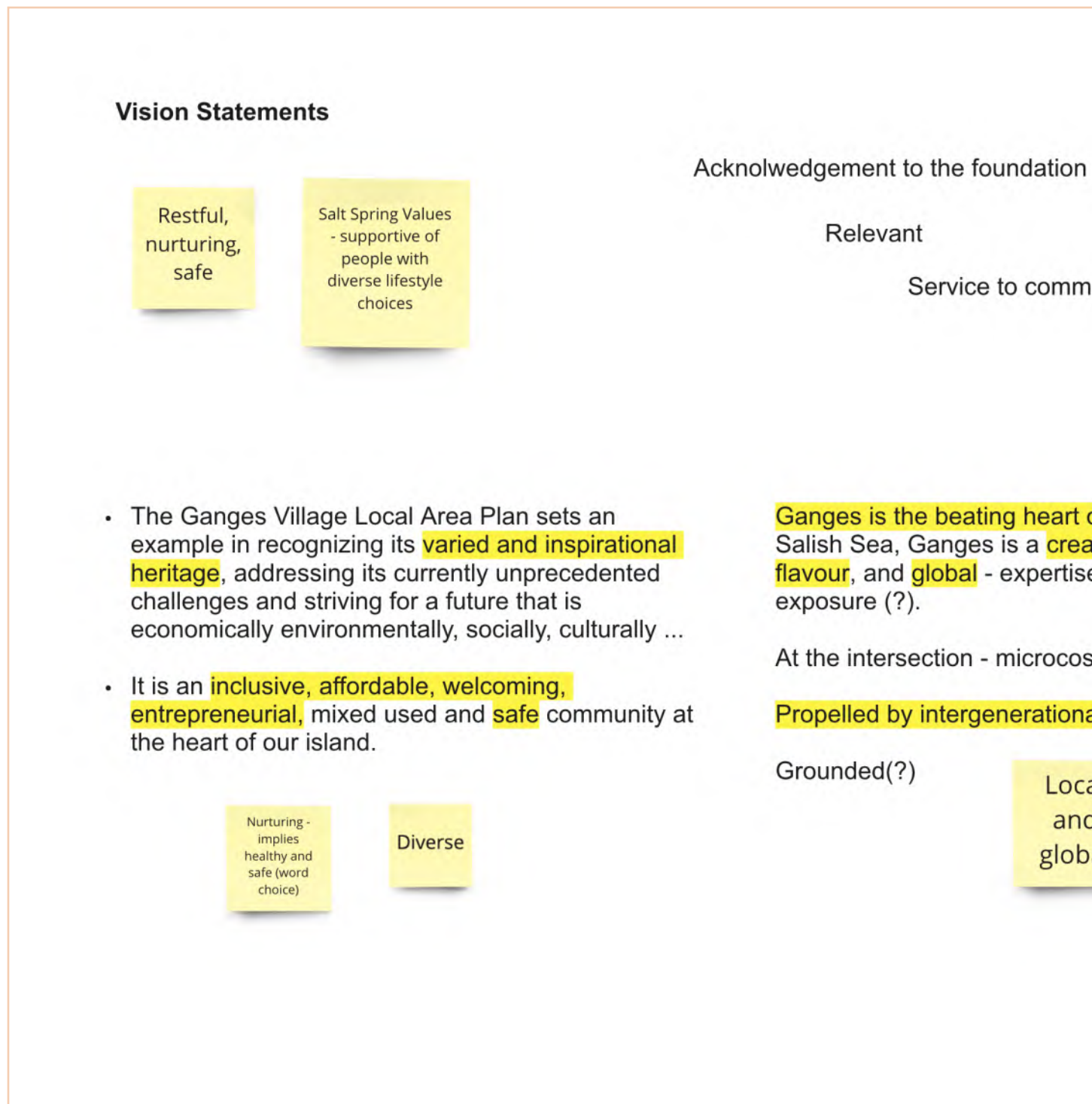


Leads - enables positive change



Provides - Infrastructure / quality of place





that we stand on

unity

of Salt Spring. Nestled in the
ative hub with small town
e, reach, influence, benefit,

m and sea change.

al/multigenerational roots.

al
I
al
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?

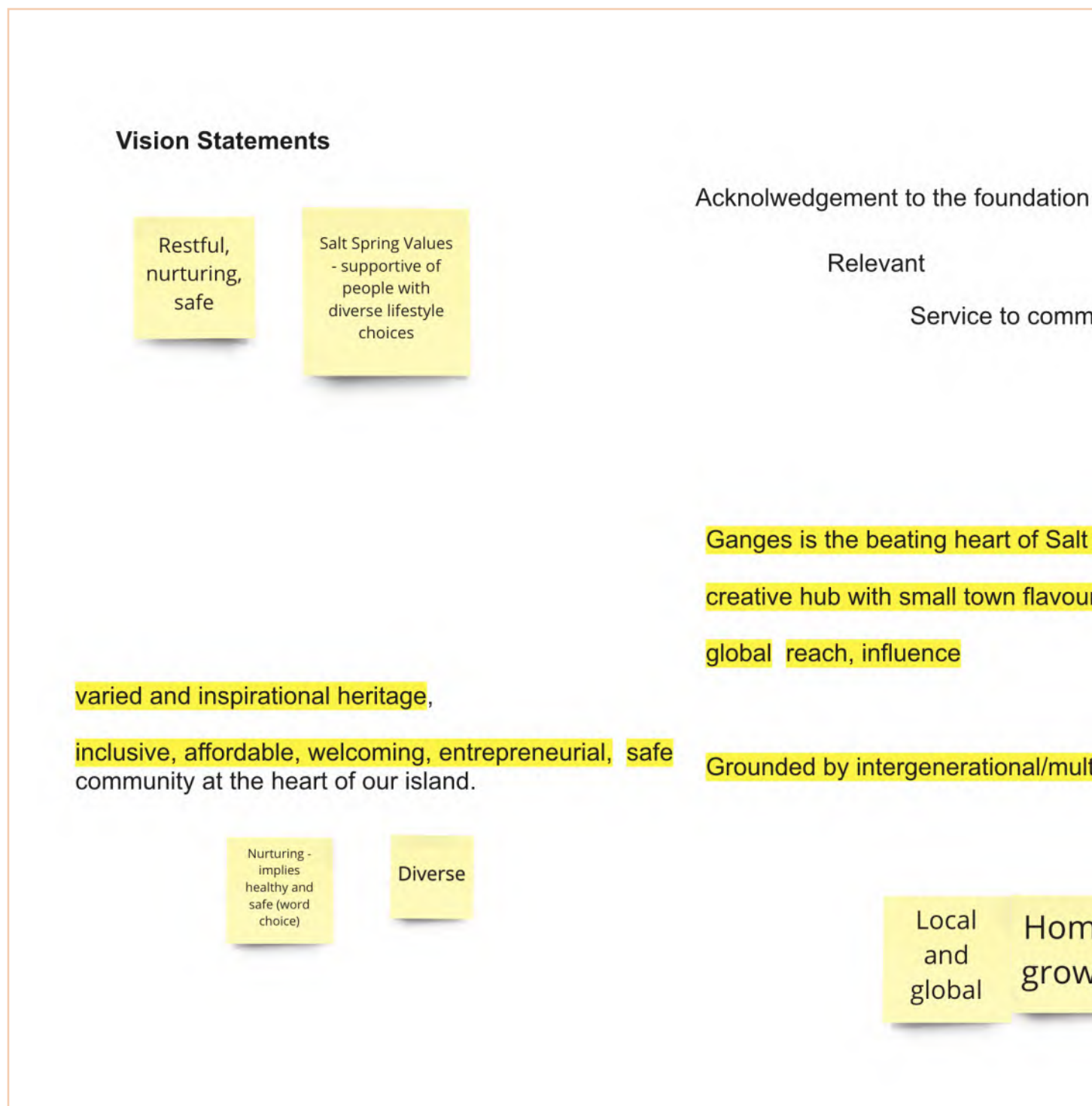
Opportunity
to make
change -
recognize all
the players

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.



that we stand on

unity

Spring.

,

igenerational roots.

e
rn

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

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SYOWT Ganges Shiya'hwt

Vision Statements

Restful,
nurturing,
safe

Salt Spring Values
- supportive of
people with
diverse lifestyle
choices

Acknowledgement to the foundation that we stand on

Relevant

Service to community

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

Ganges is the beating heart of Salt Spring.

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/multigenerational roots.

Nurturing -
implies
healthy and
safe (word
choice)

Diverse

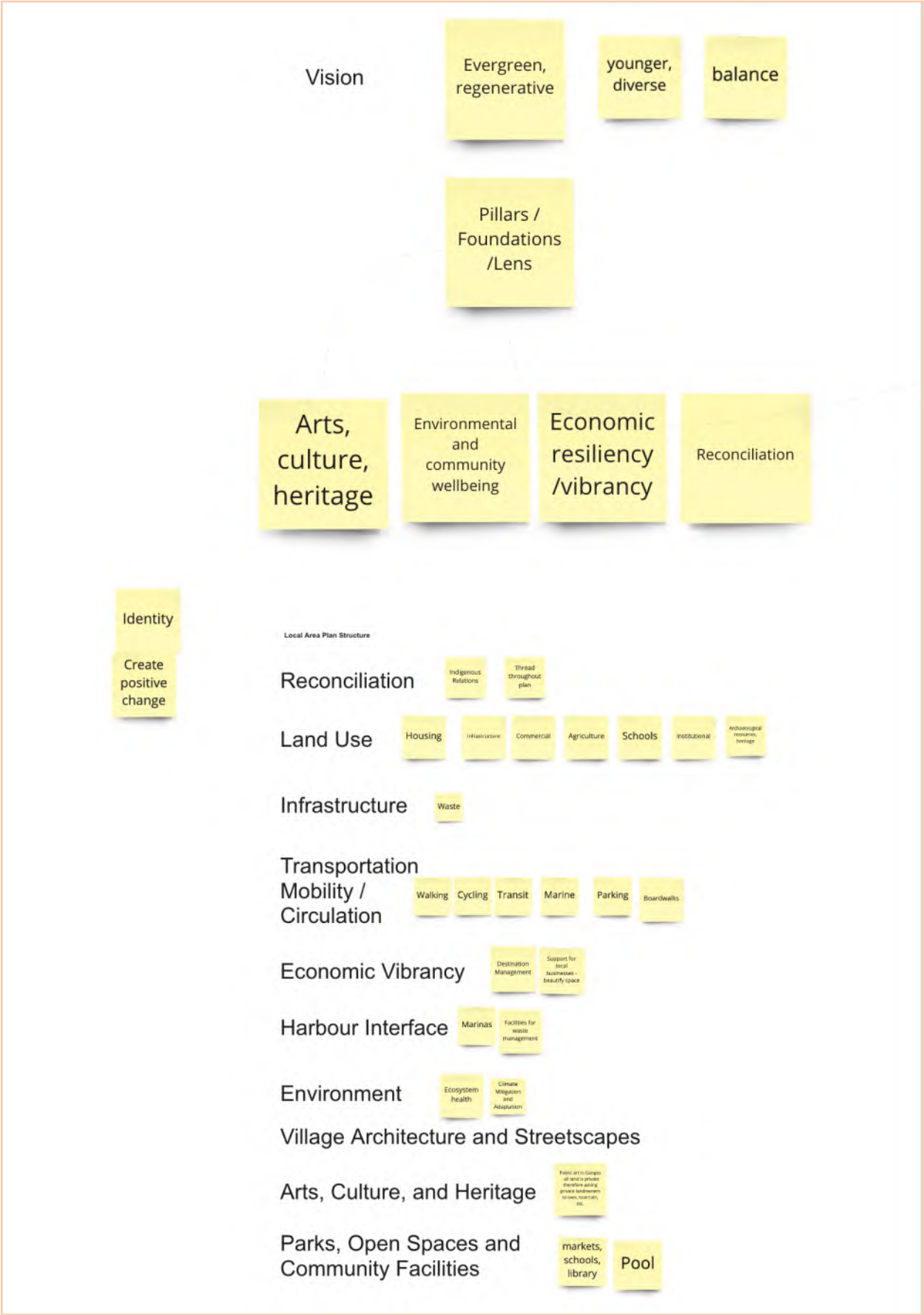
Local
and
global

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

Walkable

Public
Gathering
Places

Trees, Natural
Landscapes,
and Green
Spaces

Village
Housing

Local
Businesses

Waterfront
Access and
Boardwalk

Vibrant
Day and
All Year

Built Form
Character

Art, Artists,
and
Artisans

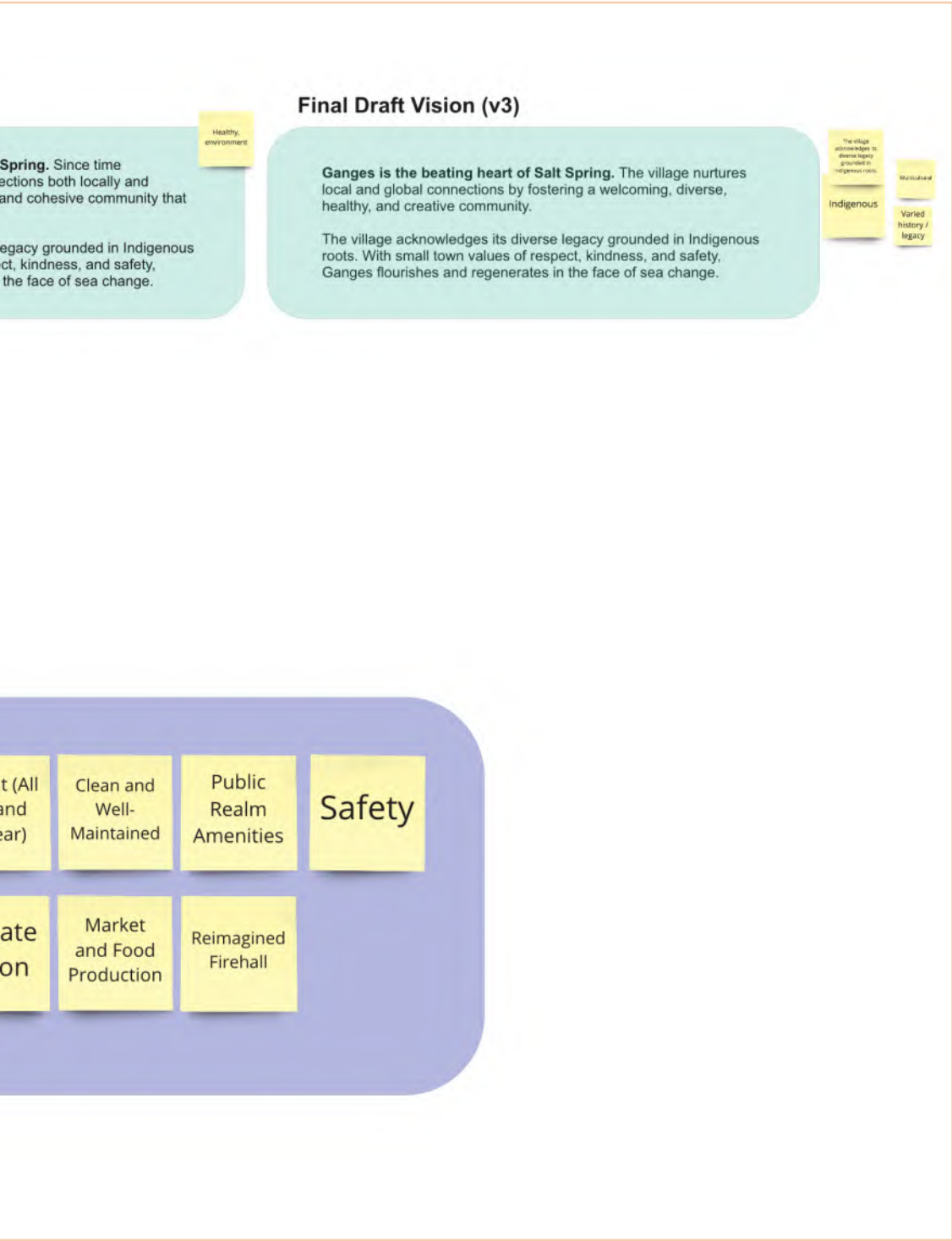
Affordable
Housing and
Housing
Options

Inclusive
and
Welcoming

Parking

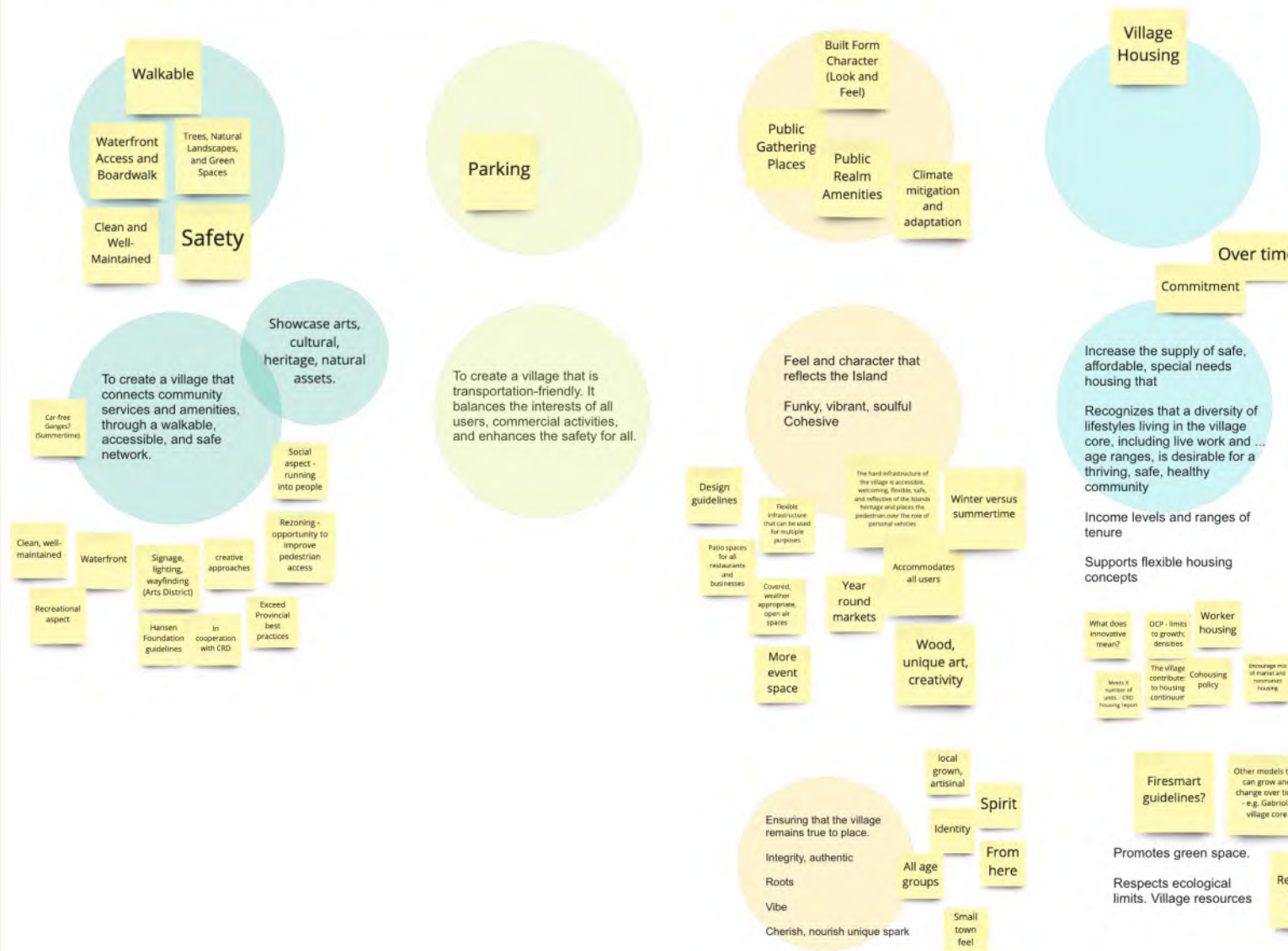
Reconciliation
and
Indigenous
Presence and
Knowledge

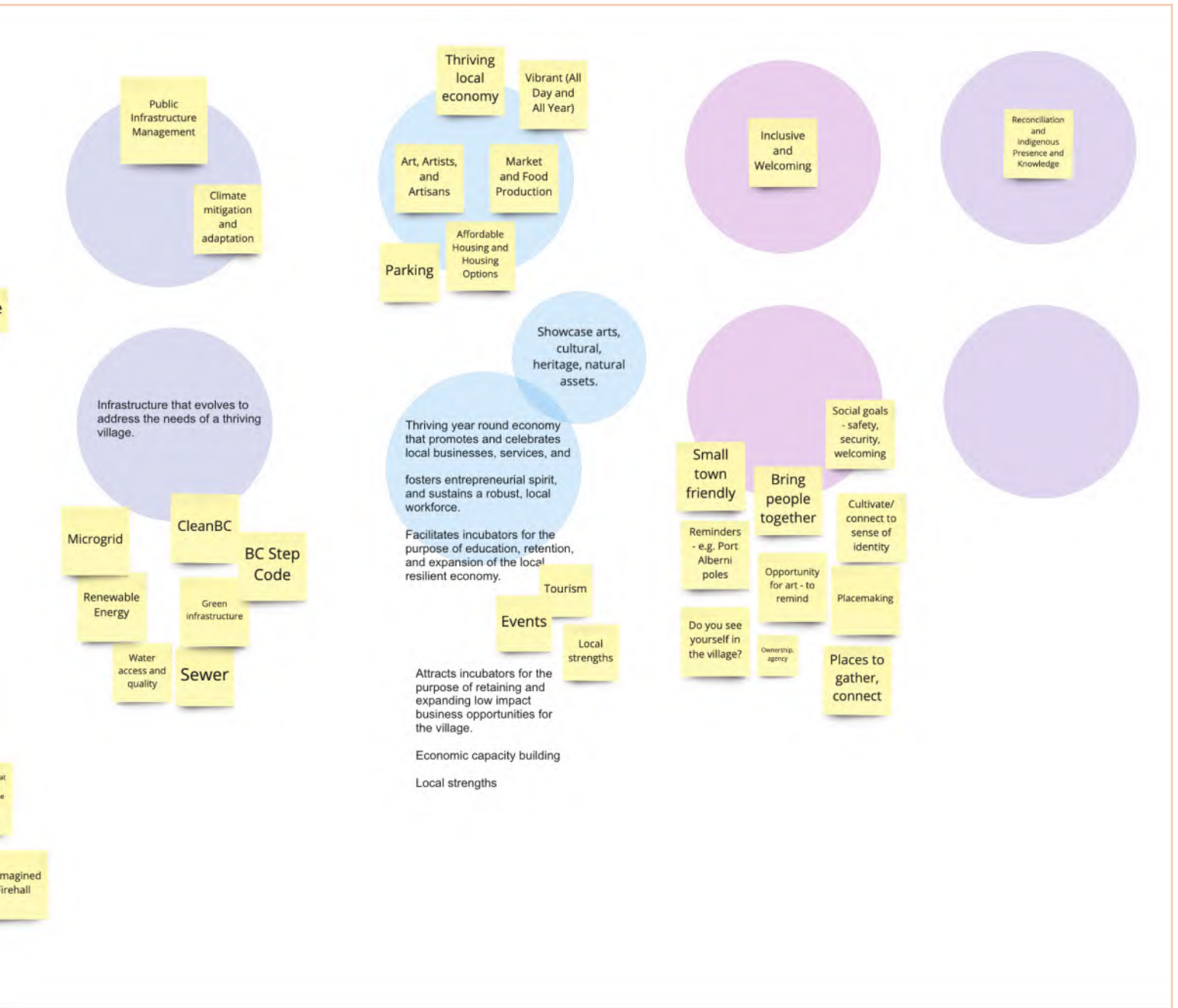
Climate
Action



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

STAFF REPORT

File No.: 6500-20 – CDF Ecosystem
Protection

DATE OF MEETING: May 18, 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: Fire Risk Reduction Workshop Report Submitted by Transition Salt Spring

RECOMMENDATIONS

1. **That the Salt Spring Island Local Trust Committee accepts the workshop summary report submitted by Transition Salt Spring.**
2. **That the Salt Spring Island Local Trust Committee requests staff to close the Protection of Coastal Douglas-Fir and Associated Ecosystems (CDF) project.**

REPORT SUMMARY

To provide a workshop summary report submitted by Transition Salt Spring. The report is for the Salt Spring Island Local Trust Committee information only.

BACKGROUND

The, SS LTC passed the following resolution at their meeting on October 11, 2022, in support of sponsoring a fire risk reduction workshop:

That the Salt Spring Island Local Trust Committee authorize staff to spend up to \$11,000 in support of the Wildfire Management Practices workshop for the Coastal Douglas-fir and Associated Ecosystems project.

On February 27, 2023, Transition Salt Spring (TSS) hosted a virtual practitioners workshop of the “Fire risk reduction in the Coastal Douglas-fir biogeoclimatic zone,” sponsored by SS LTC through a service contract with Islands Trust. TSS conducted the workshop as outlined in the service contract (see attached summary report on the workshop that fulfilled the terms of the contract). The summary report is a resource that may inform the Salt Spring Island OCP-LUB project.

DISCUSSION:

As budget for the Protection of Coastal Douglas Fir and Associated Ecosystems (CDF) project is not allocated for this fiscal year, staff advise the that CDF project should be considered closed and removed from the SS LTC Major Projects List to provide clarity for future work and financial planning.

ALTERNATIVES

1. **Request further information**

The SS LTC may request further information prior to making a decision. Staff advises that the implications of this alternative will be a delay in completing the CDF project and transfer the information to the SS OCP amendment process. If selecting this alternative, staff advise LTC 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 staff returns with additional information to include:

Item: [1, 2, ...]

Submitted By:	Louisa Garbo, Island Planner	May 11, 2023
Concurrence:	Chris Hutton, Regional Planning Manager	May 11, 2023

ATTACHMENTS

Attachment 1 Fire Risk Reduction in the Coastal Douglas-Fir Biogeoclimatic Zone: A Practitioner's Workshop Debrief Report

Fire risk reduction in the Coastal Douglas-fir biogeoclimatic zone: A practitioner's workshop debrief report

2023 March

Prepared by Shauna Doll, Ruth Waldick, Kacia Tolsma, Cian Kelly, and Pierre Mineau



Fire risk reduction in the Coastal Douglas-fir biogeoclimatic zone: A practitioner's workshop debrief report

Prepared by Transition Salt Spring with support from Raincoast Conservation Foundation for the consideration of ecosystem managers, local governance authorities, and private landholders, and others with an interest in promoting ecological integrity while minimising fire risk in the forests of the Coastal Douglas-fir zone.

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Executive summary

On February 27, 2023, Transition Salt Spring (TSS) hosted a virtual practitioners workshop, *Fire risk reduction in the Coastal Douglas-fir biogeoclimatic zone*. The need for this workshop arose from work by TSS in the Maxwell Creek Watershed Project (MCWP) area. Work under this project umbrella aims to explore intersections between ecological enhancement and fire risk reduction in the Coastal Douglas-fir (CDF) biogeoclimatic zone. The Maxwell Creek Watershed is used for trials and monitoring. Discussions with other practitioners, conservancies, academics, and regional land managers reinforced the reality that there are gaps and challenges in the highly settled CDF biogeoclimatic zone that need to be addressed.

One of these gaps includes specific resources for private landholders and managers outlining how to manage fire risk in the CDF zone, which has a high wildland urban interface (WUI). Wildfire exposure in regional wildland-urban intermix areas is among the highest in BC. Climate change and extreme weather are increasing the need for prompt action to address existing hazards. Fire risk in this region is not only a function of WUI but is also associated with the prevalence of degraded, second and third growth forests which are now characteristic of many areas of the CDF zone, as illustrated in Photo 1 below.

Wildland urban interface (WUI): the transition zone between unoccupied land and human development.

A clear message from all presenters was that some degree of active management will be necessary for ecological recovery and climate adaptation. This report outlines some types of intervention being piloted across the CDF, highlights tools, resources, and support available through the province of BC and other authorities, and identifies information gaps unique to this region.



Photo 1: Single-aged, monoculture tree plantation

Workshop summary

The workshop explored engaging with, and living in ecosystems throughout the Salish Sea. Adam Olsen, the MLA for Saanich North-Gulf Islands, opened the workshop by encouraging people to understand their responsibility to be good stewards of the beautiful Coast Salish territory, viewing plants, animals, and islands as relatives. MLA Olsen is a strong advocate for working to ensure that both our ecosystems and communities remain resilient in a changing climate. Cowichan Elder, Robert George, shared a song and prayer, and spoke about Turtle Island. He also encouraged people to live in harmony with one another and the environment.

During the workshop, several practitioners spoke to the issues and outlined approaches they are using to promote responsible forest management and wildfire prevention in various communities in Coastal British Columbia. Mark Lombard (General Manager, Cortes Community Forest Co-op, shared information about the Cortes Community Forest Cooperative, which is a partnership between the Klahoose First Nation and the Co-Op, which represents other residents of Cortes Island. The network covers a significant portion of public managed forest land on the island and is looking into potential wildfire mitigation projects. Robert Seaton (Partner, Brinkman Earth Systems), discussed his work with the Climate Adaptation Research Lab, to move forest stands closer to their structurally and ecologically diverse, pre-industrial state, which had inherent fire resistance. Robert discusses the use of multi-pass thinning, pruning, reintroducing species, and exclusion fencing as part of the broad toolkit that will be needed. On Galiano, Bowie Keefer of the Galiano Eco-Forestry Association described their work managing abandoned industrial plantations that are now private forest lands to achieve recreational, economic, fuel reduction, and forest restoration goals; this also includes protecting carbon sinks and reducing fire risk. Finally, Jay Zakaluzny, a fire management officer with Parks Canada, discussed wildfire risk in areas with high human populations and outlined initiatives Parks Canada is using to reduce fire risk through a combination of thinning, prescribed burning, and FireSmart Programming.

The discussion covered various aspects of forest management, including treatments for private and public lands, and the challenges of balancing economic viability with conservation values. Specific examples included Bowie's approach to pruning young trees on Galiano Island, the Cortes Island Community Forest's light-touch approach to commercial thinning, and Parks Canada's mandate to manage land and resources. Other topics discussed were the conflicting values about forests and forestry on Cortes Island, specifically how the provincial requirements for annual harvests far exceeds the amount that can be sustainably harvested and used locally. The logistical challenges of working on isolated islands, with the high WUI and high private land ownership became the focus of the rest of the workshop.

Practitioners emphasised the importance of collaboration, community engagement, and a long-term perspective in forest management, as well as the need to balance competing priorities and values.

To finish the workshop, a panel of professionals working on fire risk reduction discussed some of the issues raised by the practitioners earlier in the agenda and presented additional information

about work being done by different authorities in the region. This included presentations by Dimitri Vaisius (Wildfire Officer, BC Wildfire Service - South Island Zone), Conor Corbett (Professional Forester & Fire Planning, Diamondhead Consulting), and Mitchell Sherrin (Assistant Chief, Salt Spring Island Fire Rescue). The discussion centred on the need for active management in the Coastal Douglas-fir biogeoclimatic zone to mitigate wildfire risk. Private land ownership and lack of funding mechanisms and educational resources were identified as key challenges. FireSmart programs were highlighted for their applicability in protecting human assets by creating non-combustible zones around homes.

Though institutional and organisational efforts to manage wildfire risk were explored throughout the workshop, the reality is that in the CDF this responsibility largely falls largely on individual private landholders, conservancies, and land managers.



Photo 2: Establishing characteristics typical of older growth forests is one of the goals of this work.

Background

The [Maxwell Creek Watershed Project](#) (MCWP or “the Project”) was launched in November 2021. It is a collaborative, multidisciplinary forest restoration project based on Salt Spring Island, British Columbia under the leadership of [Transition Salt Spring](#) with the support of multiple organisations including Brinkman Earth Systems, [Coastal Douglas-fir Conservation Partnership](#), [North Salt Spring Waterworks District](#), [Raincoast Conservation Foundation](#), [Salt Spring Water Preservation Society](#), the University of British Columbia, and a number of private forest managers. The Project aims to create a template for restoring ecological integrity and climate resilience to Coastal Douglas-fir (CDF) forests across the Gulf Islands, while also building a community of practice around established methodologies.

The Climate Adaptation Research Lab (CARL) was established under the umbrella of the Project in late-2022 in response to a clear community interest in increasing climate resilience. The CARL focuses on answering the questions:

- What activities are available to landholders to prevent catastrophic fire?
- What techniques can help mitigate fire risk while enhancing ecological functions (flood regulation, water provision, carbon sequestration) and protecting other forest values such as biodiversity, cultural value, and sustainable timber supply?



Photo 3: Typical condition of forests found throughout the Maxwell Creek Watershed Project area.

Answers are being pursued through the development and implementation of treatments designed to reduce fire risk, protect freshwater supply, and enhance local ecological integrity/resilience. Monitoring and documentation of potential benefits are designed following scientific methods and analysis. One early finding of the outreach and engagement component of the CARL with regional practitioners is the lack of local tools, resources and data to understand and manage fire risk. Given that many conservancies, land trusts, researchers, forest and water managers, and local governments are working to address the same questions - for a range of different values - the time was ideal to host a workshop for practitioners and government representatives.

State of Knowledge

This section of the report disseminates knowledge shared in Session One of the workshop by, Mark Lombard (General Manager, [Cortes Community Forest Co-op](#)), Robert Seaton, Bowie Keefer ([Galiano EcoForestry Association](#)), and Jay Zakaluzny (Fire Management Officer, Parks Canada) regarding the current state of knowledge in the CDF. These presentations built the foundation for identifying challenges to manage fire risk. This section is also bolstered by presentations made by Dr. Marlow Pellatt (Parks Canada), Margaret Symon (Registered Professional Forester), and Mitchell Sherrin during a panel discussion and Second Session.

Historical Context

Though the CDF is naturally quite fire resistant, especially in the moist maritime subvariant, risk of fire is currently disproportionately high due to disrupted natural conditions (i.e. even forest age and species structure), a high WUI, and a complex multi-jurisdictional political landscape which make coordinated planning difficult. Consequently, reducing fire risk is challenging. Yet, the history of forests, fire, and humans are intricately connected in this region.

Humans brought fire with them to this landscape. According to oral and European historical accounts, Garry Oak ecosystems characteristic to the CDF were ignited in late summer and fall. Based on findings of paleoecology, it is understood that anthropogenic-facilitated burning occurred as a regular disturbance in different areas of the CDF. Under Indigenous care, low-intensity fire return intervals once ranged between 27 and 41 years. It is reasonable to hypothesise that pre-colonial Indigenous prescribed fire influenced the presence and structure of Garry Oak meadows and maintained a heterogeneous forest structure with greater levels of biodiversity than seen today.

By the mid-1800s settlers began clearing forests and draining wetlands at a broad scale for agriculture, at which point larger and more intense fires were observed. *Terra nullius*, Latin for “land that is deemed to be legally unoccupied” was invoked by colonial governments around this same time, suppressing Indigenous land management practices and restricting prescriptive burns.



Photo 4: A meadow habitat in the CDF zone. Photo by Alex Harris.

Though colonial ideology remains entrenched in land management and policy to this day, there is a growing recognition of the histories of these landscapes and the validity of Indigenous Knowledge in managing them. The reintroduction of Indigenous land management practices is increasingly recognized as essential to recovering species diversity, restoring ecological function, and reducing catastrophic fire risk. The role history plays in forest management was explored by forest ecologist, Erik Piikkila, and is synthesised in the pop-out below.

Understanding the history of forests is key to addressing current challenges

Erik Piikkila, highlighted the importance of understanding the history of forested ecosystems and watersheds, to envisage a more sustainable future. It is by learning from past mistakes that current challenges can be navigated and preservation of Indigenous Traditional Knowledge and Practice is essential to this process. A list of reference books and other resources was recommended, which has been included as Appendix II.

Current Conditions

Climate change and extreme weather events over the last decade have raised concerns about large-scale fire in the CDF region of coastal BC. However, historically, ground fires that left forests standing were common in CDF-associated ecosystems, and forests had a natural degree of fire resistance. The increased vulnerability to fire today is the consequence of the limited stand and species structure of now dominant second- and third-growth forests as they approach the stage of self-thinning (40-80 years post-clearing). These single-age stands are often described as tree deserts or monoculture stands. They are much more susceptible to stand disrupting fire, and are a major contributor to the high fire hazard we see today. With the added uncertainty of climate change (the consequences of which would be exacerbated by large scale wildfires releasing carbon stores into the atmosphere), these closed canopy, overdense, and biologically-limited forests need a measure of management to help restore the heterogeneity and ecological complexities that conferred natural fire resistance (e.g., accelerating maturity of old-growth characteristics, restoration of gap structure, native understory and mixed age structure of trees, etc.). Table 1 outlines some proposed treatments to emulate desirable characteristics for CDF forests.

Table 1. Desired conditions and proposed treatments for fire resistant forests

Desired Conditions	Proposed Treatments
1. Uneven age and distribution (i.e. clump/gap structure).	• Multi-pass gap/clump to open forest stands and accelerate development of bigger trees (without removing too many stems which would create excessive windthrow risk).
2. Increased tree and understory species diversity	• Ecological gap thinning (see Row 1) to increase light penetration to forest floor. • Plant native fire-resistant species. • Reduce herbivory: Install deer exclosures at some sites to allow understory time to recover post-thinning in areas with a hyperabundant deer population. • Planting and seeding in areas where desired/missing species have been extirpated, particularly deciduous/broadleaf species (eg., big-leaf maple, red alder, bitter cherry). • Moisture retention: keep woody materials for carbon and moisture storage/retention by, for example, leaving some thinned trees and materials as both standing and lying deadwood. ○ Note: this also provides wildlife habitat, and is an example of how multiple values can be achieved alongside fire hazard management. • Remove invasive species with a particular focus on highly flammable species such as Scotch broom and gorse.
3. Breaks in canopy to allow light penetration to the forest floor and thus fostering understory growth and reduction of canopy fire risk.	• Thinning (see Rows 1 and 2, above) • Pruning/trimming lower branches in areas with high ignition potential to address fire ladder risk (i.e., along trails, roads and other areas with high visitation rates by people).
4. Increased volume of standing and downed deadwood* <i>*Though this will increase fire risk for a short-time (i.e. during transition phase) it will increase soil nutrient and moisture content in the long-term.</i>	• Retention of 'mulch' or ground cover and organic composition of soils as a way of increasing local soil moisture. (eg., retain and manage wood 'fuel' distributions on site in the form of Assembled Nurse Logs, clumps/swales, or similar innovative, ecologically-enriching methods to increase moisture and nutrient retention). ○ Note: This has the corresponding benefit of restoring habitat features that are missing in many mono-age stands. • Leave thinned stems as both standing and lying deadwood.



Photos 5 & 6: Assembled nurse logs as a fuel management technique being piloted in the Maxwell Creek Watershed by Transition Salt Spring under the guidance of forest manager, Tal Engel.

Financing long-term or ongoing management strategies is one of the major challenges discussed during the workshop. For example, most thinning treatments require ongoing management with careful removal (so as to prevent windthrow and stress on trees) at a rate of once every ten-to-twenty years. Funding programs and grants are not designed to support sustained management activities of this sort, so for practitioners at the workshop, working at ecological timescales is a significant challenge.

Understanding Fire Risk in the CDF

Fire behaviourists and managers emphasised that the current forest conditions within the CDF create a higher likelihood of severe fire. However, in the CDF zone, the number of days per year with a high risk of catastrophic burning is small. Even considering climate change and extreme weather events over the next decade, the average number of such days remains small (less than 10 per summer). Because intense fires are expected to occur with low frequency and under very specific conditions, there is much that can be done proactively through education and targeted management activities to reduce the risk of an ignition during such periods. The pop-out box below outlines the factors that intersect to increase the likelihood and severity of a wildfire in the CDF region.

The intersecting factors to consider when assessing the likelihood and severity of a wildfire

- **Location:** Does the area have a high visitation or presence of human activity?
 - Note: Most fires in the CDF region are caused by human activity
- **Vegetation:** Is the area heavily vegetated? Is vegetation flammable (i.e. high leaf flammability index)? Are the trees in good health, with thick bark? Does the landscape support wetlands and/or are there gaps throughout the forested area? Or, are trees young, stressed or dead, and in close contact with each other?
- **Climate:** Is the area experiencing hot, dry conditions (i.e. temperature >30°C with relative humidity <30%)? Is there someone monitoring fire risk? Is there an education campaign or other community outreach to mitigate risk in the immediate area?
- **Terrain:** Is the area steep? What direction are the slopes and, is the area prone to strong winds?
- **History:** Has the area experienced severe fire before? How recently? Has the area recently been cut (are there piles of dry slash present)?

The BC Wildfire Service has high fire response capacity in the CDF region, with less than 10 minute wait times for most of the Southern Gulf Islands. Though the high WUI of the CDF presents a risk to infrastructure, this proximity is a benefit when it comes to accessing fire services. Despite the small number of days of high fire likelihood in the CDF, it only takes one ignition to experience horrendous impacts. Further, due to an interjurisdictional management matrix within the CDF zone, it is challenging to establish and implement best management practices to prevent such an event from occurring. The pop-out box below provides an example of this complexity from the perspective of a local fire chief.

Demonstrating the complexity of an inter-jurisdictional land management matrix

A fire chief is tasked with structural fire protection in a distributed intermix community, with large District lots, many of which were once managed as tree farms (i.e. plantation-like conditions) and are now under the care of newer, urban-experienced owners. Large parcels of land are under the care of the province of BC, Capital Regional District Parks, and local land trusts, the last of which holds conservation covenants that in some cases restrict wildfire risk reduction activities. Further, most landholders (individuals and organisations/societies) are ineligible for the kinds of funding available to manage fire risk on Crown land.

What options are available to allow the fire chief to adequately protect their community from wildfire risk?

This complexity is partially the outcome of past zoning and jurisdictional management paradigms that are still in place in some areas, or, have not been updated to consider contemporary issues regarding land use, such as the current state of forests and their vulnerability to fire, settlement patterns, including the increasing WUI that is created as people choose to live in isolated forested areas. The combination of shifting once fire resistant systems toward more fire prone, young stands via industrial scale logging, replacing the Indigenous burns with fire suppression, and the 'leave it to mend itself' approach to protecting forested areas are part of the challenge. The questions raised during the workshop have shifted to: 1) how should we be managing these

vulnerable forest areas? and 2) who should be responsible for ensuring they are appropriately (i.e. accounting for all the values outlined in this report) managed?

Private landholder and forest manager, David Haley, explored the complexity of this inter-jurisdictional matrix and the challenges of implementing government programs on private land. Those challenges are outlined in the pop-out box below.

Thoughts from a private landholder

A current lack of proactive government involvement/leadership has delayed progress in addressing fire risk in the CDF. Many landholders (David Haley included) have been working to fill that gap by advocating for, and demonstrating responsible land stewardship. This has taken the form of implementing FireSmart protocols, increasing water resources, and keeping access roads clear (in case of need by emergency responders). However, there is some uncertainty around how to manage trade-offs between maintaining watershed values and creating fire resilience at a broader scale. Additionally there are financial costs associated with these efforts and few clear opportunities to be compensated for good stewardship. Stronger connections between individuals and their communities will be necessary to make progress towards landscape-level resilience.

Fire risk reduction challenges and solutions

Following the introduction to challenges and gaps by practitioners and presenters, a facilitated panel of regional experts explored how best to address these challenges and provided specifics on what is and is not currently available as fire mitigation support. The panel included contributions from Dimitri Vaisius, Robert Seaton, Conor Corbett, and Mitchell Sherrin.

Experts agree that there is no single approach or 'rules' when it comes to managing wildfire risk in the CDF, as the features and traits of different locations create different problems, many of which call for different approaches.

Among the top challenges to address, perhaps the single most limiting is the narrow focus of the different agencies and responsible authorities. For example, BC Wildfire Services actively works at fire hazard assessment and risk reduction in applied forest settings, but only on crown land. In contrast, Private Forest Land Managers, watershed managers, and conservancies have limited capacity and/or resources to manage fire, particularly given the complexity of regulatory, land management, and jurisdictional requirements (e.g., navigating fuel management near watershed boundaries, permits for tree thinning, etc). A summary of key challenges and proposed solutions are provided in Appendix I.

Conclusion

In the CDF, and indeed across BC, a fundamental change in the relationship between people and forests is needed. The zero fire model (i.e., suppression) has failed and it is time to set new goals. Unfortunately, no one solution will work for all situations. Instead, adaptive management will be an essential tool to develop a selection of diverse and site specific approaches. Most experts agree that education and generational effort will be central to ensuring that forest health is enhanced while risk of catastrophic fire is reduced.

Though there are challenges to working in a multi-jurisdictional context, without collaboration efficacy will be limited. It doesn't make much of a difference if one landholder is stewarding their property while their neighbour leaves slash piles from forest clearing, allows invasive and flammable broom and gorse to spread, or otherwise mismanages theirs. Sharing resources, working together, and investing in the future of CDF forests and associated ecosystems for all the different values, will help move us forward. These ecosystems have done much to support human communities, but there has been little consideration over the last 180 years under western governance. It is time to learn from lessons from the past and look to the future. Though it may cost millions to make the shift we need, it will save us billions in the long term.



Appendix I: Key challenges and proposed solutions

The tables below provide a summary of key challenges and proposed solutions. The first table, coded in red, outlines challenges that are of higher priority to the TSS team, while the second table, coded in yellow, outlines lower-priority, but still important considerations. It is important to note that lower priority considerations have been ranked as such for a variety of reasons, and the lower ranking does not necessarily denote a lack of importance. Many of those challenges ranked in yellow, climate change for example, have been ranked as such due to a lack of certainty.

The potential solutions proposed may not be applicable in all cases, and some challenges yielded fewer potential solutions in the course of workshop discussions. Ultimately, each challenge identified will be a focal point for ongoing work and discussion following this first gathering of practitioners from the region.

Key Challenge # 1: The CDF is a multi-jurisdictional landscape with few tools available for preventing fire risk and enhancing ecological integrity on private land.

- The amount of industrial scale forestry occurring in the CDF has dramatically decreased in the last 20 years, but little remediation has been done. At present, the majority of land is under private ownership, and there are currently no provincial or regional programs in place to include landholders in efforts to reduce fire risk beyond the FireSmart program. This raised the questions:
 - How can resources and support be provided to private landholders beyond just protecting built infrastructure (i.e. considering other community values such as: flood management, biodiversity enhancement, water protection and provision, erosion control, and other sociocultural values)?
 - Who will provide such support and resources?
- Though there is a high capacity for collaboration and cooperation on fuel management techniques and other treatment options with the BC Wildfire Service, and the CRD Fire and Emergency Programs has just completed a Community Wildfire Resiliency Plan, jurisdictional mandates are directed largely at crown lands and built infrastructure on private land. A broadening of mandates to include multiple objectives beyond fire hazard and risk reduction would be required to allow agencies like the CRD, BC Wildfire Service, Fire Rescue Services, Emergency Management BC, and provincial ministries to support private landholders. The question is: what would be required to expand these existing programs to private lands and how can this best be achieved in light of climate change and extreme weather events?

Proposed Solutions:

- Development Permit Areas for wildfire (educational resources and support)
- Development standards for new development/buildings
 - Official Community Plans could consider the placement of new buildings and/or subdivisions to ensure they are built in areas of low fire hazard (and with fire resistance and resilience in mind)
- FireSmart Critical Infrastructure programming: Continue to support replacement of old infrastructure with new, fire resistant alternatives (e.g. replace old shake roof with metal roof)

- Legislation to require fire preparedness, emergency evacuation routes, ecologically-informed land management practices, etc.
- Pilot or demonstration sites that include participation by fire managers and responsible authorities from different organisations - with the aim of identifying techniques, policy gaps and educational resources that can be provided to private land holders.
- Creation of a new program that provides incentives as well as information for private landholders, similar to the Fire Smart for Farms provincial test project.
- Develop education programs for private landholders and managers that consider multiple goals (i.e., those of Island Trust, CRD, conservancies/land trusts, foresters, watershed organisations, etc).
- Most of the mandate letters for BC Ministers (Finance, Forests, Environment, Emergency Management, Agriculture) include a statement about community health and resiliency. Resiliency should include social, environmental, and economic values.

Key Challenge # 2: FireSmart zones end at 100 m because that is the zone of greatest impact to private property.

- The aim of FireSmart is not to prevent fire but to reduce catastrophic losses caused by fire. Can FireSmart protocols be adapted to consider the broader issues of WUI of large forest areas and the complex forest values in the current CDF context?

Proposed Solutions

- FireSmart efforts are currently underway in more residential areas, with many fire departments interested in, and ready to engage in this work. FireSmart approaches are being trialled in farm and other expanded contexts, with an emphasis on reducing fire hazard. The retention of organic materials and management of forest areas is currently outside the scope of the program (beyond 100m).
- If planning for a fire around the home, there are ways to apply this framework to highlight what is important to each individual. For some this includes xeriscaping, vegetable gardens, and fire resilient shrubs and forbs. The use of native plants is highly beneficial as well.
- Areas that are most susceptible to fires are recently cleared landscapes and almost all fires in Gulf Islands are caused by open burn and land clearing fires. Avoid land clearing activity and act with caution according to local conditions, topography, etc.
- Mitigation efforts to protect trees and forests can be similar to those suggested by FireSmart to protect built infrastructure. That is, fuels can be reduced or modified around trees targeted for protection. A house is usually insured and it's replaceable; but a 250 year old tree is not.
- There is potential to expand education through the soon-to-be released Community Wildfire Resiliency Plan for Salt Spring Island Electoral Area (CRD, 2023).

Key Challenge #3: There is a strong understanding of fire behaviour in other biogeoclimatic zones in BC, but little research has been done on the CDF specifically. How can this gap be filled?

Proposed Solutions:

- Learning from Indigenous experts, for instance, prescribed burns. Although these practices are not always options for private landholders, the value of recreating the conditions introduced by burns can be mimicked.

- Establishing large demonstration sites where potential methodologies can be tested and modelled (e.g., Cortes Community Forest, Maxwell Creek Watershed, Galiano Conservancy Association (and other conservancy managed) lands, select Parks Canada sites).
- The *Red Book* is the Canadian Forest Fire Danger Rating System manual which aids practitioners in predicting wildfires based on fuel loads and weather. Currently the BCWFS is using C7 - *Ponderosa Pine - Douglas-fir* as a best fit for the current forest structure and condition across much of the CDF region as information for this region is unavailable. Creating a new designation specific to the CDF may be helpful, particularly if goals for restoration and resiliency are included that consider the natural fire resistance capacity of native trees, plants, and ecologies.
- There is a need for better definitions and clarity on goals for ecological integrity and restoration in the CDF zone. Questions that need answering include:
 - What condition is determined to be most representative of the CDF's natural state (e.g. conditions when a protected area was established, pre-colonization condition, something else?) but also likely to demonstrate resilience to climate change and associated extreme heat and other weather anomalies?
 - What, if any, temporal baseline should be used to assess ecological integrity?
 - What other characteristics or traits should be used to identify management targets that include multiple values?
 - How can climate change goals be considered in the context of ecological integrity of the area?
 - Are there climate change adaptation and mitigation requirements?

Key Challenge: Competing community values, generally falling on a spectrum ranging from supporting clearcut logging and establishment of plantation forests to no logging at all.

Proposed Solution:

- Education for practitioners, land managers and members of the public
- Training and sharing of practices among regional practitioners (eg., led by BC Wildfire Services).
- Broader approach for programming among responsible authorities to include private lands and multiple values (eg., FireSmart Program builds in wildlife and retention of organics and other goals).
- New policy or programs that recognize changes in land use and climate change adaptation goals.

Key challenge: Provincial legislation that is designed to support the industrial logging model and thus sometimes penalises smaller-scale, "lighter-touch" logging approaches making sustainable forestry less financially viable.

Proposed solutions:

- New policies or programs tailored or piloted in the CDF zone for small-scale forest management targeting multiple values including fire risk reduction and forest/wildlife stewardship.
- Incentive programs and financial support to encourage small forest and land managers to use ecological and sustainable forest management practices on private lands.

- Create economic opportunities through responsible forest management:
 - *Example:* There is a big appetite for firewood on Cortes Island, BC. However, the Cortes Community Forest Co-op rarely meets demand due to their small harvest volume. To rectify this trend the Co-op plans to use a portion of their profits to subsidise local heat pump installations to reduce firewood demand and increase home heating efficiency.

Key challenge: Climate change

Proposed solutions:

- Incorporation and consideration of climate impacts and adaptation against existing and new policies, programs and land use practices (including zoning, construction, etc).
- Climate resilience strategy to weave together programs eg., Farmland Advantage Funding Extension Program, FireSmart, CRD Emergency Plans, SSI Climate Adaptation Plan, Official Community Plans, etc.
- Development of evacuation guides and community preparedness training in the event that an emergency event occurs like an out of control wildfire

Key challenge: Inertia (i.e. The CDF zone is comprised of mostly islands in the Salish Sea, these geographic silos make it difficult to build a united community of practice. More leadership and eco-forestry skillsets are needed.)

Proposed solutions:

- Tap into community resources. This is an opportunity to bridge communities and generations to aid in accomplishing the goals of this work (e.g. working bees).*
- Establish cross-island partnerships (i.e., build regional community of practice)
- Make use of local and regional strategies (e.g. new CRD plan for Community Resilience)

Key challenge: When implementing thinning treatments small to large woody debris is produced. There are varying viewpoints about how to best manage these outputs.

Proposed solutions:

- Identify and evaluate strategies to retain wood and other organic materials to increase nutrients in soils and increase moisture retention/carbon sequestration. This also benefits wildlife by replacing missing habitat features.
- Smaller woody debris up to about 5 cm diameter, can be chipped. These chips can be left in-situ* and might briefly increase risk (this can be improved through scattering), but over the long-term could create improved conditions. This will be site specific. Chips can be used in the creation of:
 - [Assembled Nurse Logs](#)
 - Swales

** Chipping must be done carefully to avoid depths that will smother native understory herbs. In some places chip piles have eliminated native plants and converted to Canada thistle.*

Key challenge: Funding availability

Proposed solutions:

- Some local governments have programs to provide free assessments which could be adapted for stewardship (multi-values) fire and other values
- Community Resilience Investment Program
- FireSmart Community funding/rebates (and their expansion to include broader values and community stewardship goals)
- Partnerships expanded to allow training and support to communities from Provincial experts (eg., BC Wildfire Services, CRD Emergency Program/Emergency POD program, etc)
- Explore Municipal Natural Asset strategies, such as those implemented in the Town of Gibsons, BC

Key challenge: Conservation covenants are the foremost tools for protecting intact ecosystems within the CDF region. However, it is challenging to maintain that protection and actively manage landscapes to reduce fire risk.

Proposed solutions:

- Financial and legal support for land trusts, conservancies and other large land managers to adapt covenants and forest management allowances that consider climate adaptation and ecological service stewardship goals.
- Well-worded conservation covenant agreements will allow for parties to work together on special projects that achieve overarching ecological objectives and avoid the general restrictions generally attached to such an agreement.
- The Natural Areas Protection Tax Exemption Program (popularly known as NAPTEP) currently only applies to the Islands Trust Area. If it could be extended to the rest of the CDF zone, this incentive to protect intact habitat might prevent ecological degradation. Further, if covenants are written with fire resilience in mind there might be increased opportunity for land trusts to liaise with property owners/forest managers to determine how best to introduce that resilience while maintaining (and even enhancing) ecological values.

Key challenges and takeaways summary

What is unique and most concerning for residents and managers in the CDF zone is the high proportion of residents living directly within areas of high fire hazard (WUI), and that most (80%) of the lands are in private management and ownership.

Three challenges that emerged were:

- A lack of support (tools and information) to help private property owners manage forests that are still recovering from past industrial-scale logging;
 - Although the amount of industrial scale forestry occurring in the CDF has dramatically decreased in the last 20 years, many forests remain biologically limited and fire hazards are high across most of the settled landscape. At present the majority of land is privately owned and remediation tools and programs are currently limited to crown lands.
 - Landholders and forest and water managers require information and other forms of support to address fire risk and other values (eg., biodiversity values, timber quota/harvesting, watershed and flood protection).

- Gaps in program support and incentives to address non-timber values, such as flood control, carbon storage, and other ecosystem functions, and the need to restore biodiversity; and
- A need to adapt or expand FireSmart recommendations to consider forested areas, and to incorporate multiple values of relevance in the CDF.
 - FireSmart guidelines are limited to infrastructure protection. The scope of managed forests and conservation or other private forest areas are not encompassed by FireSmart nor existing BC Wildfire or CRD Emergency Programming. There is a need to expand or address gaps to include ecological values as well as assets and infrastructure.

Other takeaways included:

- Forests are essential for mitigating climate change, supporting biodiversity, providing clean air and water, and supporting human livelihoods.
- Ecological forest management that considers multiple values is key to maintaining the benefits provided by forests while also meeting human needs.
- The management of forests must consider ecological, social, and cultural aspects of the forest, including the needs of local communities to have wood supply and sustainable jobs, and the importance of learning from and working with Coast Salish Stewards.
- Forest management practices should be based on scientific research and data to ensure they are effective and sustainable.
- Out-of-control forest fires can have significant impacts on forest ecosystems, and proactive fire management strategies are needed to prevent and manage the risk of catastrophic fire.
- Restoration and conservation of degraded forest ecosystems is essential for improving their ecological and socioecological functions.
- Collaboration and partnerships among stakeholders, including governments, local communities, NGOs, and the private sector, are crucial for effective forest management and conservation.

Solutions

A number of potential solutions were also presented and discussed, including a new form of Development Permit Area that focuses on information and resource provision to help property owners understand their role in managing against wildfire. There is a strong understanding of fire behaviour in other biogeoclimatic zones in BC, and supporting government agencies to provide this type of information for the CDF is essential. However, little research has been done on the CDF zone specifically.

Some of the solutions presented include:

- Educational Wildfire DPA: Planning to reduce fire hazards around homes and other built infrastructure, ideally supported by resources and incentives for landholders.

- Some form of Ecological Wildfire Strategy that integrates planning for fire risk, implementing reduction measures, and enhancing ecological and other forest values.
- Address knowledge gaps by establishing large demonstration sites across the Gulf Islands and Southern Vancouver Island where potential methodologies can be tested and modelled (e.g., Cortes Community Forest, Maxwell Creek Watershed, Galiano Conservancy Association, Private Forest Land Owners Association, Parks Canada).

The workshop series finished with an in-person debrief. Land managers discussed how new relationships with the land, fire, and each other will be final pieces of the puzzle. This will likely require 1) inter-jurisdictional land management to build community resilience and 2) the introduction (and reintroduction) of ecologically-informed land management practices, such as prescribed fire, thinning and ground fuel management strategies to recover species diversity and reduce fire risk in the CDF region.

Ultimately, in the CDF, and indeed across BC, a fundamental change in the relationship between people and forests is needed. The zero fire model (i.e. suppression) has failed and it is time to set new goals. Unfortunately, no *one* solution will work for all situations. Instead, adaptive management will be an essential tool to develop a selection of diverse and site specific approaches. Most experts agree that education and generational effort will be central to ensuring that forest health is enhanced while risk of catastrophic fire is reduced.

Appendix II: Recommended Resources

Books

- [Pattern and Processes in a Forested Ecosystem: Disturbance, Development and the Steady State Based on the Hubbard Brook Ecosystem Study](#) by F. Herbert Bormann & Gene Likens
- [Ecological Forest Management](#) by Jerry F. Franklin, K. Norman Johnson, and Debora L. Johnson

- [Creating a Forestry for the 21st Century: The Science Of Ecosystem Management](#) by Kathryn A. Kohm and Jerry F. Franklin
- [Conserving Forest Biodiversity: A Comprehensive Multiscaled Approach](#) by David B. Lindenmayer and Jerry F. Franklin
- [Habitat Fragmentation and Landscape Change: An Ecological and Conservation Synthesis](#) by David B. Lindenmayer and Joern Fischer
- [Salvage Logging and Its Ecological Consequences](#) by David B. Lindenmayer, Philip J. Burton, and Jerry F. Franklin
- [Watershed Management: Balancing Sustainability and Environmental Change](#) by Robert J. Naimen
- [The Tree Farm: The Evolution of Canada's First Community Forest](#) by Michelle Rhodes
- [Old Growth in a New World: A Pacific Northwest Icon Reimagined](#) edited by Thomas A. Spies and Sally L. Duncan

Government reports

- [Density Management in the 21st Century: West side story](#) - United States Department of Agriculture Pacific Northwest Research Station (2013)

Films

- The West is Burning

File No.: GL-RZ-2022.2 Galiano Island
Proposed Bylaws No. 287 and
288

DATE OF MEETING: May 18, 2023
TO: Salt Spring Island Local Trust Committee
FROM: Louisa Garbo, Island Planner Salt Spring Island Team
SUBJECT: Bylaw Referral from Galiano Island Local Trust Committee

RECOMMENDATION

1. That the Salt Spring Island Local Trust Committee request staff to respond to the referrals from the Galiano Island Local Trust Committee for Bylaws No. 287 and 288, indicating that the Salt Spring Island Local Trust Committee's interests are unaffected.

REPORT SUMMARY

The Salt Spring Island Local Trust Committee has been referred Galiano Island Local Trust Area Bylaws No. 287 and 288. The purpose of the proposed bylaws, if approved, would facilitate a future subdivision application that would subdivide the current split-zoned property into two single-zoned properties. The proposal bylaws are as follows:

Bylaw No.	Purpose
287	Amendments to Galiano Island Official Community Plan Bylaw No. 108, 1995 – to re-designate a portion of the subject property (490 Gardner Road, Galiano Island) from Rural Residential (RR) to Agriculture (AG).
288	Amendments to Galiano Island Land Use Bylaw No. 127, 1999 - to re-zone the same portion of the subject property (490 Gardner Road, Galiano Island) from Rural Residential (RR) to Agriculture (AG).

ANALYSIS

Staff have reviewed the proposed bylaw amendment and associated [Staff Reports](#), and consider the interests of the Salt Spring Island Local Trust Committee to be unaffected.

Submitted By:	Louisa Garbo, Island Planner	May 11, 2023
Concurrence:	Chris Hutton, Regional Planning Manager	May 11, 2023

ATTACHMENTS

1. Galiano Island Bylaw 287 and 288 Referral Forms



Islands Trust

BYLAW REFERRAL FORM

10, 1627 Fort Street
Victoria, B.C. V8R 1H8
Ph: (250) 405-5151
Fax: (250) 405-5155
information@islandstrust.bc.ca
www.islandstrust.bc.ca

Island: Galiano Island Local Trust Area Bylaw No.: 287 and 288 Date: April 27, 2023

You are requested to comment on the attached Bylaw for potential effect on your agency's interests. We would appreciate your response within 30 days. If no response is received within that time, it will be assumed that your agency's interests are unaffected.

PURPOSE OF BYLAW:

The purpose of **Bylaw 287** is to amend the Galiano Island Official Community Plan to re-designate a portion of the subject property (490 Gardner Road, Galiano Island) from **Rural Residential (RR) to Agriculture (AG)**. The purpose of **Bylaw 288** is to amend the Galiano Island Land Use Bylaw to re-zone the same portion of the subject property (490 Gardner Road, Galiano Island) from **Rural Residential (RR) to Agriculture (AG)**. **Bylaw Nos. 287 and 288** are associated with a rezoning application that, if approved, would facilitate a future subdivision application that would subdivide the current split-zoned property into two single-zoned properties.

Professional reports and staff reports are available on the Galiano Island Current Applications webpage:
<https://islandstrust.bc.ca/island-planning/galiano/current-applications/>

GENERAL LOCATION:

Galiano Island Local Trust Area

OTHER INFORMATION:

Additional information is available at: <https://islandstrust.bc.ca/island-planning/galiano/current-applications/>

Please fill out the Response Summary on the back of this form. If your agency's interests are "*Unaffected*", no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this Bylaw.

(Signature)

Name: Kim Stockdill

Title: Island Planner

Contact Info: Tel: 250-405-5189

Email: kstockdill@islandstrust.bc.ca

PLEASE TURN OVER

This referral has been sent to the following agencies:

Provincial Agencies

Ministry of Municipal Affairs
Ministry of Transportation and Infrastructure
Agricultural Land Commission

Regional Government

CRD- Building Inspection
Island Health

Non-Agency Referrals

Galiano Island Fire Rescue – South Department

Adjacent Local Trust Committees and Municipalities

Mayne Island Local Trust Committee
Salt Spring Island Local Trust Committee
Thetis Island Local Trust Committee

First Nations

Coast Salish Peoples Society
Cowichan Tribes
Halalt First Nation
Ts'uubaa-asatx Nation
Lyackson First Nation
Malahat First Nation
Musqueam Indian Band
Pauquachin First Nation
Penelakut Tribe
Semiahmoo First Nation
Snuneymuxw First Nation
Stz'uminus First Nation
Tsartlip First Nation
Tsawout First Nation
Tsawwassen First Nation
Tseycum First Nation
WSANEC Leadership Council

**BYLAW REFERRAL FORM
RESPONSE SUMMARY**

- ☐ Approval Recommended for Reasons Outlined Below
- ☐ Approval Recommended Subject to Conditions Outlined Below
- ☐ Interests Unaffected by Bylaw
- ☐ Approval Not Recommended Due to Reason Outlined Below

Galiano Island Local Trust Area

(Island)

(Signature)

(Date)

287/288

(Bylaw Number)

(Name and Title)

(Agency)

PROPOSED

GALIANO ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 287

A BYLAW TO AMEND GALIANO ISLAND OFFICIAL COMMUNITY PLAN BYLAW NO. 108, 1995

The Galiano Island Local Trust Committee in open meeting assembled enacts as follows:

1. CITATION

This Bylaw may be cited for all purposes as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 2, 2022”.

2. SCHEDULES

Galiano Island Official Community Plan No. 108, 1995 is amended as shown on Schedule 1, attached to and forming part of this bylaw.

3. SEVERABILITY

If any provision of this Bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the invalid provision must be severed from the Bylaw and the decision that such provision is invalid must not affect the validity of the remaining provisions of the Bylaw.

READ A FIRST TIME THIS	11 TH	DAY OF	APRIL	2023.
PUBLIC HEARING HELD THIS	_____	DAY OF	_____	20____
READ A SECOND TIME 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____
APPROVED BY THE MINISTER MUNICIPAL AFFAIRS THIS	_____	DAY OF	_____	20____
ADOPTED THIS	_____	DAY OF	_____	20____

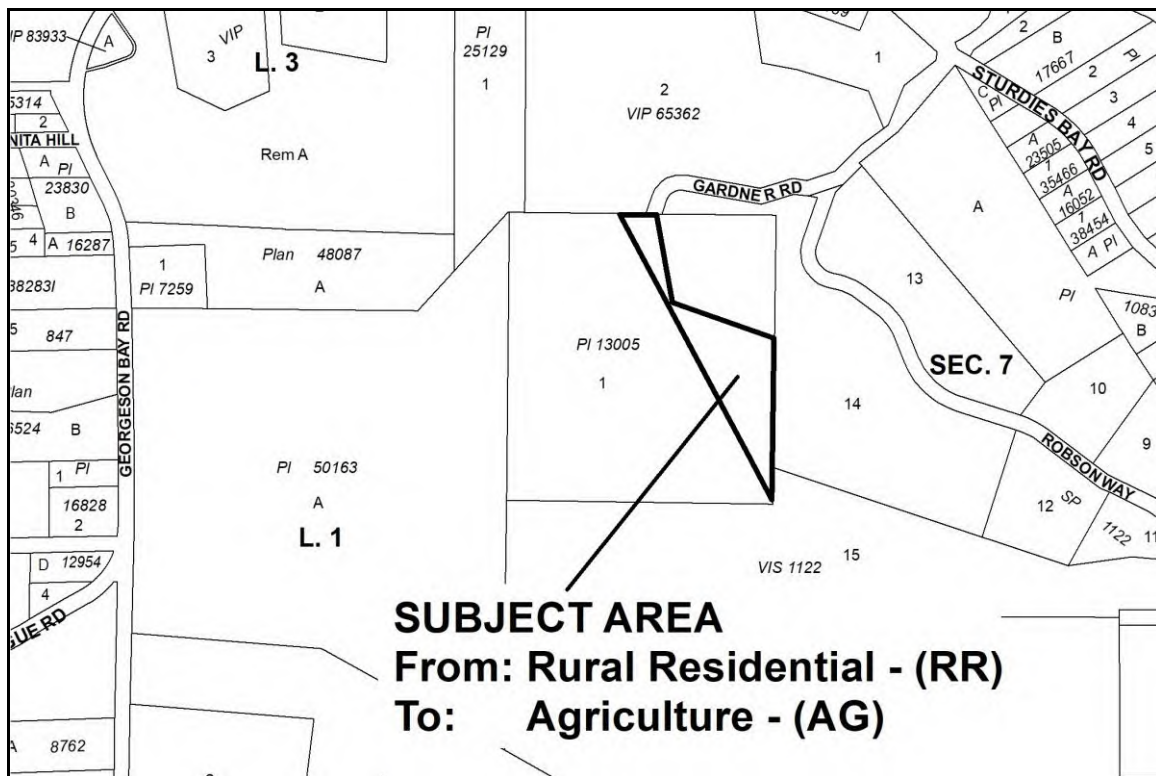
CHAIR

SECRETARY

**GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 287**

SCHEDULE 1

The Galiano Island Official Community Plan No. 108, 1995, is amended as follows:



PROPOSED

GALIANO ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 288

A BYLAW TO AMEND GALIANO ISLAND LAND USE BYLAW, NO. 127, 1999

The Galiano Island Local Trust Committee, being the Local Trust Committee having jurisdiction in respect of the Galiano Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

1. Citation

This bylaw may be cited for all purposes as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 2, 2022”.

2. Galiano Island Local Trust Committee Bylaw No. 127, cited as “Galiano Island Land Use Bylaw No. 127, 1999,” is amended as follows:

2.1 Schedule “1” – Zoning Map, is amended by changing the zoning classification of a portion of Lot 1, District Lots 1 and 3 and of Section 7, Galiano Island, Cowichan District, Plan 13005 except all of District Lots 1 and 3 now included in Plan 50163 from Rural Residential (RR) to Agriculture (AG), as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule “1” to Bylaw No. 127 as are required to effect this change.

3. SEVERABILITY

If any provision of this Bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the invalid provision must be severed from the Bylaw and the decision that such provision is invalid must not affect the validity of the remaining provisions of the Bylaw.

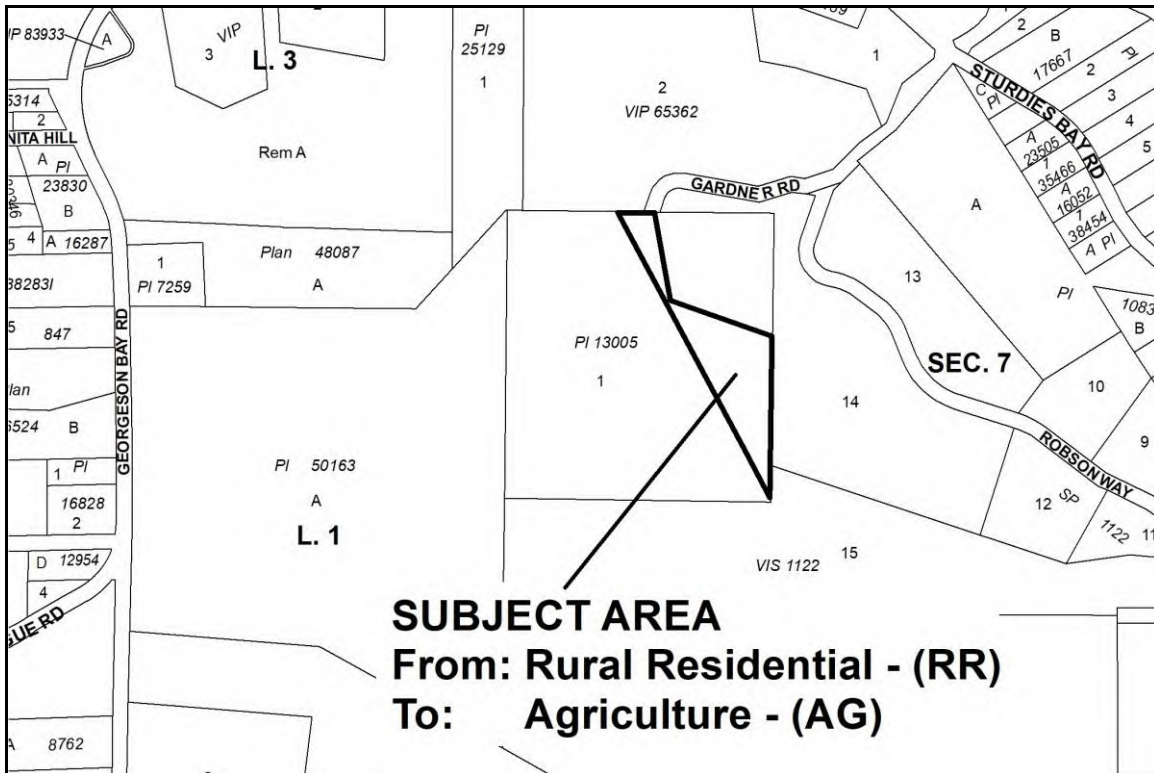
READ A FIRST TIME THIS	11 TH	DAY OF	APRIL	2023.
PUBLIC HEARING HELD THIS	_____	DAY OF	_____	20____
READ A SECOND TIME THIS	_____	DAY OF	_____	20____
READ A THIRD TIME THIS	_____	DAY OF	_____	20____
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	_____	DAY OF	_____	20____
ADOPTED THIS	_____	DAY OF	_____	20____

CHAIR

SECRETARY

GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 288

Plan No. 1





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

Rec'd: 06-Oct-2020

Target: 01-Oct-2022

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

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.

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.

4. *Water Sustainability - coordinate multiple jurisdictions in planning for water sustainability and watershed protection.*

Responsible

Dates

Currently includes:

1. Coordination of SSIWPA;
2. Development of Proof of Water Bylaw;
3. Weston Lake Water Availability Study;
4. Watershed Strategic Plan;
5. 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)

Rec'd: 07-Jun-2012

Target: 30-Dec-2022

Active Projects Report

Salt Spring Island

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

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 Permit

File Number	Applicant Name	Date Received	Purpose
SS-DP-2023.1	Momentum Design Build Planner: Chris Buchan	28-Mar-2023	DP amendment to rebuild commercial space after fire - 166 Rainbow Road, SSI
Planning Status			
Status Date: 18-Apr-2023 File assigned to Planner Buchan			
Status Date: 28-Mar-2023 File created to allow for issuance of invoice to applicant			

File Number	Applicant Name	Date Received	Purpose
SS-DP-2023.2	Hewing Haus Planner: Chris Buchan	27-Apr-2023	For siting residential dwelling within DPA 6 - Sec 50 Musgrave Road, SSI
Planning Status			
Status Date: 09-May-2023 File assigned to Planner Buchan			

Development Variance Permit

File Number	Applicant Name	Date Received	Purpose
SS-DVP-2021.17	Nagel, Uta Planner: Rob Pingle	13-Sep-2021	Carport and Shed within the setback - 770 Beaver Point Road
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.			

Applications

Development Variance Permit

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

File Number	Applicant Name	Date Received	Purpose
SS-DVP-2021.23	Shalhaf, 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

Applications

Development Variance Permit

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

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

Applications

Development Variance Permit

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

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

Applications

Development Variance Permit

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-2023.10	Polaris Land Surveying	05-May-2023	DVP - Vary subdivision requirements (storm water drainage) - 133 Hillgrove Road

Planner: Jennifer Baddeley

Planning Status

Status Date:

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

File Number	Applicant Name	Date Received	Purpose
SS-DVP-2023.4	Shatford, Jeff	06-Apr-2023	Variance to allow a building in the setback - 246 Bridgman Road, SSI

Planner: Chris Buchan

Planning Status

Status Date: 17-Apr-2023
File assigned to Planner Buchan

File Number	Applicant Name	Date Received	Purpose
SS-DVP-2023.5	Taylor, Brent	17-Apr-2023	To allow a larger dock size that will serve all 3 proposed lots - 250 Collins Road, SSI

Planner: Anthony Fotino

Planning Status

Status Date: 18-Apr-2023
File assigned to Planner Fotino

Applications

Development Variance Permit

File Number	Applicant Name	Date Received	Purpose
SS-DVP-2023.6	McGuire, Will	17-Apr-2023	Variance to setback between house and accessory building - 177 Thomas Road, SSI

Planner: Chris Buchan

Planning Status

Status Date: 02-May-2023

File assigned to Planner Buchan

File Number	Applicant Name	Date Received	Purpose
SS-DVP-2023.8	Kerr, Holly	25-Apr-2023	Variance for Septic Field siting near a water body - 687 Beaver Point Road, SSI

Planner: Chris Buchan

Planning Status

Status Date: 01-May-2023

File assigned to Planner Buchan

File Number	Applicant Name	Date Received	Purpose
SS-DVP-2023.9	Miller, Dennis	03-May-2023	DVP - Divide ALR lot into two sections via common property roadway - 2101 Fulford-Ganges Road

Planner: Chris Buchan

Planning Status

Status Date: 04-May-2023

Planner Buchan assigned to SS-DVP-2023.9

Applications

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

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

Status Date: 05-Apr-2023

RPT prepared for April 13 Meeting

Status Date: 27-Mar-2023

Report in Progress - required parking undergoing repainting

Status Date: 31-Jan-2023

Applicant sent parking plan to planner Buchan - response indicated variance is required or amendment to parking plan.

Applications

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.			
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.			

Applications

Rezoning

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

Status Date: 14-Mar-2023

Review for policy adherence in process. Need for further application materials may be required. LTC agenda TBD

Status Date: 06-Jan-2023

File assigned to Planner Fotino

Status Date: 01-Dec-2022

Application to be deferred to first meeting in 2023 to provide time for additional review.

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

Applications

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.

File Number	Applicant Name	Date Received	Purpose
SS-SDP-2022.3	Diggin' It Excavating LTD	15-Jul-2022	Leveling property for development - 131 Knott Pl, 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

Applications

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.

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

Applications

Subdivision

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			
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: 19-Apr-2023			
Referral Response sent to MoTI			
Status Date: 23-Feb-2023			
File re-assigned to Planner Belcher			
Status Date: 15-Feb-2023			
File assigned to Planner Buchan			

Applications

Temporary and Industrial Use Permit

File Number	Applicant Name	Date Received	Purpose
SS-TUP-2023.1	SaltyDog Retreat Kennel and Dog Rescue	20-Apr-2023	Temporary Use Permit for a dog kennel - 130 Blackburn Road, SSI
Planner: Chris Buchan			
Planning Status			

Status Date: 21-Apr-2023

File assigned to Planner Buchan

File Number	Applicant Name	Date Received	Purpose
SS-TUP-2023.2	Robert Blaney Design	24-Apr-2023	Temporary Use Permit for a Geodesic Dome and STVR - 805 Vesuvius Bay Road
Planner: Chris Buchan			
Planning Status			

Status Date: 27-Apr-2023

Planner Buchan assigned to SS-TUP-2023.2

Islands Trust
LTC EXP SUMMARY REPORT F2023
Invoices posted to Month ending March 2023

655 Salt Spring	Invoices posted to Month ending March 2023	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-655	LTC "Trustee Expenses"	<u>1,744.00</u>	<u>234.39</u>	<u>1,509.61</u>
		<u>1,744.00</u>	<u>234.39</u>	<u>1,509.61</u>
LTC Local				
65200-655	LTC - Local Exp - LTC Meeting Expenses	5,465.00	3,760.56	1,704.44
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	<u>1,391.00</u>	<u>0.00</u>	<u>1,391.00</u>
TOTAL LTC Local Expense		<u>9,355.00</u>	<u>4,410.56</u>	<u>4,944.44</u>
Projects				
73001-655-4020	Salt Spring Ganges Village Area Planning	19,000.00	16,423.81	2,576.19
73001-655-4034	SSIWPA Coordinator Expense	60,000.00	53,910.00	6,090.00
73001-655-4035	SSIWPA Events & Communications Expense	0.00	5,605.89	-5,605.89
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	30,000.00	8,400.00
73001-655-4113	Salt Spring Protect CDF Ecosystem	32,000.00	19,126.79	12,873.21
73001-655-4119	Salt Spring Housing Challenges & Solutions	<u>25,000.00</u>	<u>3,569.75</u>	<u>21,430.25</u>
TOTAL Project Expenses		<u>204,400.00</u>	<u>156,012.48</u>	<u>48,387.52</u>