



Salt Spring Island Local Trust Committee

Minutes of Special Meeting

Date: Wednesday, May 17, 2023
Location: Fulford Seniors Centre
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)
Rob Pingle, Recorder

Gary Holman
A member of the press
Approximately 11 members of the public

1. CALL TO ORDER

Chair Peterson called the meeting to order at 5:08 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. TOWN HALL AND QUESTIONS

A member of the public asked about the ability of the Local Trust Committee (LTC) to address workforce housing.

There was discussion about the LTC providing adequate zoning and the CRD or a non-profit society providing a housing authority similar to what is in Whistler. There was discussion about the current proposed Bylaw 530 and the coordination of services in Ganges. Housing Agreements were discussed.

A member of the public noted that 30% of the average income of people in the province is required in a housing agreement covenant.

There was discussion about the current definitions of affordable housing. There was discussion about the current funding models of senior levels of government that require housing agreements.

There was discussion about the recent announcement by the province to not alter the building code to allow for Tiny Homes typically defined to have wheels.

A member of the public asked if the LTC has access to what constitutes affordable housing.

There was discussion about the variable nature of affordable housing based on the location where the housing is being provided and that linking it to a percentage of income is normal. There was discussion about what the needs of the present community is and that the Official Community Plan project will work to address it.

A member of the public spoke to the departure of friends of co-workers from the island due to the lack of affordable housing. They expressed their needs as being a couple who cannot afford more than \$2000/month and requirement of public transportation.

There was discussion about the ability for workforce housing to address this need and that improving the zoning is a way for the LTC to address it.

A member of the public spoke to the fines that they have experienced through the bylaw enforcement of LTC regulations.

There was discussion about adding bylaw enforcement to the in-camera agenda to the meeting tomorrow. There was discussion about the alternative living solutions that some property owners are providing and the need to change the rules to Islands Trust to allow for these solutions.

A member of the public asked how enforcement priorities are set and if the trustees can provide guidance on what is enforced.

There was discussion about the priorities of bylaw enforcement being complaint driven through the members of the community. There was discussion about Trust Council requesting the ombudsmen to report on the bylaw enforcement activities of the Islands Trust. There was comment about the standing resolutions made by Local Trust Committees throughout the Trust area to address specific issues such as short term vacation rental.

A member of the public asked if short-term vacation rentals experience the same enforcement as other issues.

There was a request for a show of hands to express an opinion on proactive enforcement of short-term vacation rentals. A tally of the hands was not taken.

A member of the public asked if there was going to be enforcement or a change to the land use bylaw to limit live-aboard boats in our harbours.

There was discussion about the Clean and Safe Harbour Initiative and how it is a community initiative not under the direction of the LTC.

A member of the public spoke to the community created bylaw and the challenges found in it that would impact their current living situation.

There was discussion about the community concerns and that there would be considerations to address the issues raised.

A member of the public expressed that in the process of creating the community bylaw they had not been consulted while it seemed other larger organizations had been.

It was noted that the community bylaw had not been presented to the LTC yet and that the work program for the LTC is already subscribed for the foreseeable future.

There was discussion about the ability for live-aboard boats to be allowed in the marinas.

A member of the public spoke to the work of the Clean and Safe Harbour Initiative to allow for the live-aboard boats and asked members of the audience to speak with them further about it after the meeting.

A member of the public spoke to the Ganges Village Planning Task Force (GVPTF) and the encouragement for those members to join the Advisory Planning Commission (APC). It was noted there was a miscommunication on the deadline to apply for the APC in the letter received by members of the GVPTF.

A member of the public spoke to the Coastal Douglas Fir Presentation that will be discussed at the regular LTC meeting May 18. It was noted that aspects of the workshop that were not included in the report that is being presented.

There was discussion about the need for a wild fire management plan that includes the public forest land. It was noted that the wild fire risk reduction aspect of the Coastal Douglas Fir project would be included in the Official Community Plan project.

A member of the public spoke about Accessory Dwelling Units and the sparse increased density it will create without adequate public transit.

There was discussion about how the proposed Bylaw 530 would more likely make illegal dwellings legal rather than creating new sparse dwellings. It was suggested that further projects would create more dense dwelling areas that could be more easily accessed by public transit.

A member of the public asked about the current timeline for proposed Bylaw 530 and the ability to address the current floor space ratio of secondary suites to allow for larger units. They also spoke to the change to the potential for subdivision and the inability to allow for more than two units in a current dwelling.

There was discussion about the purpose of proposed Bylaw 530 to convert already allowed seasonal cottages into accessory dwelling units. There was discussion about how the Official Community Plan project could address the move away from single family dwellings. There was a discussion that occupancy limits could be included for discussion during the project.

A member of the public spoke to the needs to create rules that regulate through water use rather than limiting growth.

There was discussion about the need to address water storage so that the population could be increased.

A member of the public asked about the Housing Accelerator Fund and the progress being made towards the LTC participating in it.

There was discussion about more information being provided by staff at the regular LTC meeting on May 18. It was noted that the application limits the participation of the LTC and that the Capital Regional District (CRD) would have projects eligible for this funding. There was discussion about the coordination taking place between the LTC and CRD.

A member of the public spoke about using a current park for a camp ground while other housing opportunities are being developed.

There was discussion about the CRD Drake Road property potential for housing and that there may be surplus to need park land that the CRD Local Community Commission could consider as surplus to need. It was noted that a provider could make a proposal to provide camping services in Mouats Park for review by the CRD.

A member of the public spoke to their enjoyment of living on a boat.

A member of the public asked about the proposed Bylaw 530 timetable.

There was discussion that the proposed bylaw would be addressed in less than a year.

A member of the public asked about the way to address the missing middle housing issue.

There was discussion about the proposed Dragonfly Commons and the barriers the development has experienced.

There was discussion about the renter tenant agreements required for rental properties in comparison to the ability to own through work force ownership properties.

There was discussion about staffing issues within the Islands Trust and the resources available to the individual islands of the Islands Trust. There was discussion about the Official Community Plan project needing to be synchronised with the Land Use Bylaw project.

There was discussion about the challenges of supplying water to new ownership properties in comparison to new rental properties.

A member of the public asked about the North Salt Spring Water Works moratorium and their motivations.

There was discussion about how if the LTC directs growth to specific areas then there must be coordination with service providers to ensure the growth can be met.

5. ADJOURNMENT

By general consent the meeting was adjourned at 7:03pm.

Timothy Peterson, Chair

Certified Correct:

Rob Pingle, Recorder