



Salt Spring Island Local Trust Committee Minutes of a Special Meeting

Date: Thursday, January 26, 2023

Location: Electronic Meeting

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

Staff Present: Chris Hutton, Regional Planning Manager
Louisa Garbo, Island Planner
Rob Pingle, Recorder

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

1. CALL TO ORDER

Chair Peterson called the meeting to order at 1:03 p.m. and welcomed everyone to an electronic meeting of the Salt Spring Island Local Trust Committee. Chair Peterson introduced himself, the Trustees, staff and attendees and humbly stated gratitude to live and work in Coast Salish First Nations treaty and traditional territory.

2. APPROVAL OF AGENDA

By general consent the agenda was approved.

3. CLOSED MEETING

3.1. Motion to Close the Meeting

SS-2023-01

At 1:05 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

3.2. Motion to Open the Meeting

SS-2023-02

At 1:59 p.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

3.3. Rise and Report

That the Salt Spring Island Local Trust Committee request staff to continue work on Proposed Bylaw No. 530 Accessory Dwelling Units, cited as "Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 1, 2022" and complete the tasks identified in the resolutions passed on September 06, 2022.

4. BUSINESS ITEMS

4.1. Discussion On Strategic Directions and Work Program Review

RPM Hutton presented a staff report dated January 26, 2023 regarding what Trustees hope to achieve in the upcoming term and review of the current work plan to align anticipated staffing capacities and project guidelines of current Trust Council Policy and to initiate work on potential business cases in Fiscal Year 2024/2025.

In discussion the following items were noted:

- It is difficult to proceed with Ganges Village Area Planning when the North Salt Spring Waterworks District moratorium on new water connections is impacting all housing projects within Ganges Village. There is a question regarding what role the LTC has in the NSSWD water moratorium. Staff noted the ongoing work with the NSSWD regarding the water moratorium and water availability.
- It is difficult to proceed with Ganges Village Area Planning when there is work to be done regarding redesignation of properties in the Agricultural Land Reserve (ALR) within and surrounding the Ganges Village. There is a question regarding what role the LTC has in the process of redesignation of properties within the ALR.
- The capacity of the Ganges Sewer Treatment Plant needs to be addressed as part of the Ganges Village Area Plan.
- There was a suggestion to focus on specific Official Community Plan (OCP) updates instead of an overall OCP review.
- There was a suggestion to prioritize a project that would upzone Rural and Rural Upland zoned properties for workforce ownership housing to be controlled by a Housing Authority.
- Support was expressed for the Islands Trust to work as a coordinating body and for interagency collaboration to increase housing stock.

- There was a suggestion to focus on quick, meaningful deliverables to address the lack of workforce housing.
- There was discussion regarding Wildfire Resiliency. Staff noted the concept of Interface Wildfire Hazards Development Permit Areas came into practice following the 2003 Kelowna area wildfires and most Wildfire DPA's are based on FireSmart principles, incorporate fuel management practices and aim to increase the safety of the community. A Trustee expressed concerns regarding the Coastal Douglas Fir project including the education materials. A Trustee suggested inviting Salt Spring Island Fire Rescue to meet with the LTC regarding Wildfire Resiliency. A Trustee suggested staff provide an update regarding the CRD Wildfire Resiliency Mapping project.
- A Trustee expressed support to address the Short Term Vacation Rental issue including working with the accommodations sector and the CRD on a business licence program.
- A Trustee expressed support to address Fulford Village planning including the impacts of a ferry terminal upgrade and water availability.
- A Trustee suggested there is general consensus to work on an Accessory Dwelling Units project.
- A Trustee suggested there is general consensus for a focused OCP Review project although the LTC will have to define what the review would include.
- Trustees expressed support for an in person Strategic Planning meeting that includes maps and resources.

SS-2023-03

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request staff to schedule an in-person special meeting for a strategic planning session in April.

CARRIED

4.2. Advisory Planning Commissions and Special Advisory Planning Commissions for SS LTC Projects (Task Forces)

RPM Hutton presented a staff report dated January 26, 2023 regarding Advisory Planning Commissions, the Housing Action Program Taskforce and the Ganges (Shiya'hwat/SYOWT) Village Taskforce. Staff noted the Advisory Planning Commission Terms expire on June 1, 2023.

SS-2023-04

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee defer the Advisory Planning Committee, Housing Action Program Task Force, and Ganges Village Task Force report to the February 9, 2023 LTC meeting.

CARRIED

5. ADJOURNMENT

By general consent the meeting adjourned at 3:27 p.m.

Tim Peterson, Chair

CERTIFIED CORRECT:

Rob Pingle, Recorder