



Salt Spring Island Local Trust Committee

Minutes of Special Meeting

Date: Tuesday, January 20, 2026
Location: Electronic Meeting

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

Members Absent: Jamie Harris, Local Trustee

Staff Present: Chris Hutton, Regional Planning Manager
 Morgana van Niekerk, Communications Specialist
 Lisa Millard, Meeting Administrator/Recorder

Others Present: There was one member of the public present

1. CALL TO ORDER

Chair Peterson called the meeting to order at 3:00 p.m. Chair Peterson acknowledged that the Local Trust Committee is meeting in the territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

By general consent the agenda was adopted as presented.

3. BUSINESS ITEMS

3.1 Official Community Plan/Land Use Bylaw Project Update

The project consultants provided an update on the recent work done on the Official Community Plan/Land Use Bylaw project and highlighted the following:

- A background review was undertaken to establish context and a baseline for the Official Community Plan (OCP) update, identify strengths and gaps, ensure alignment with current regulations and needs, and to ensure consolidation of language, objectives, and strategies across all sections;
- A technical review looked at six key documents including the Salt Spring Island Watershed Protection Plan, Salt Spring Island Area Farm Plan Renewal, Islands Trust Housing Need Assessment, Homes for Islanders; An Integrated Housing Solutions Framework, Islands Trust Housing Options Toolkit, and the Salt Spring Climate Action Plan 2.0 and identified key focus areas including groundwater protections, Agricultural Land Reserve and non-Agricultural Land Reserve land protections related to food security and eco tourism, housing diversity, and where housing should be located in proximity to existing infrastructure while ensuring integration of environmental protections and climate resilience;

- The gap analysis identifies opportunities and strengths of the existing OCP with recommendations for updates including a dedicated housing section and consolidation into a single document;
- A review of next steps was provided with the second phase of engagement identified as the next area of focus.

Discussion ensued and the following comments and clarifications were noted:

- All public facing information should include a project map showing where the Local Trust Committee is at in the process related to the overall project timelines;
- The project needs to be immersed in First Nations relationship building;
- It is important the public understands the project outcome is not to add more density and the question to be put to the public is if the community wants the growth to continue at the current level or not;
- There is a separate Official Community Plan for Piers Island and Land Use Bylaws for Piers Island and Prevost and associated islands and these documents might need to be brought into the primary Salt Spring Island OCP at some point;
- The parcel density map addresses where density for development already exists but does not identify areas of where density should or could be in the context of moving away from the current practice of single-family dwellings built away from amenities resulting in urban sprawl;
- Some of the current Geographic Information System (GIS) maps are out of date including some Development Permit Area maps and there is need to track topics that might be out of scope for the OCP/LUB project but captured for future consideration;
- Development Permit Area objectives need to be in the Official Community Plan but the guidelines should not be included in order to facilitate updating the guidelines when necessary;

Discussion focused on the next stage of engagement and the following comments were noted:

- There will be an emphasis on housing and environmental policies with key questions developed based on Trustee feedback and information received from the first stage of engagement;
- The Housing Needs Assessment is not relevant to Salt Spring and it is necessary to determine the types of housing needed in order to create a resilient housing structure;
- Discussions with groups such as employers, the hospital, and other key organizations will be undertaken to determine what type of housing is needed;
- Under-housing has been identified as a problem and the consultants will be attempting to engage relevant groups to provide input in this area;
- Six dialogue sessions with groups or organizations will be planned and the participants will be defined through input from staff and the Local Trust Committee;
- Groups that are not included in the dialogue sessions will be invited to make written submissions.

3.2 Official Community Plan/Land use Bylaw Project Business Case – Staff Report

The Regional Planning Manager summarized the staff report which presented a revised business case for the allocation of funding and staff resources for the continuation of the Official Community Plan / Land Use Bylaw Project for the next fiscal period.

A Trustee requested an update on First Nations engagement be provided at the next meeting and the Regional Planning Manager noted an update will be incorporated into the quarterly report.

SS-2026-001

It was MOVED and SECONDED

that the Salt Spring Island Local Trust Committee approve the Major Project Business Case for the OCP-LUB Project attached to the January 20, 2026 Special Meeting Agenda for consideration of the fiscal 2026-2027 year budget.

CARRIED

4. ADJOURNMENT

By general consent the meeting was adjourned at 4:08 p.m.

Timothy Peterson, Chair

Certified Correct:

Lisa Millard, Meeting Administrator/Recorder