



**DATE OF MEETING:** October 6, 2020  
**TO:** Salt Spring Island Local Trust Committee  
**FROM:** Louisa Garbo, Island Planner, Salt Spring Island Team  
**COPY:** Stefan Cermak, Regional Planning Manager, Salt Spring Island Team  
**SUBJECT:** Ganges Village Planning – Preliminary Report

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## RECOMMENDATION

1. That the Salt Spring Island Local Trust Committee directs staff to amend the draft Ganges Village Planning Project Charter as follows:
  - [List Items...]
2. That the Salt Spring Island Local Trust Committee requests staff to develop a Ganges Village Planning project budget that reflects the project charter as amended and identify potential funding sources.
3. That the Salt Spring Island Local Trust Committee requests staff to develop a preliminary consultation/engagement plan recommending early and on-going engagement with First Nations, the Capital Regional District, the Agricultural Land Commission and School District #64.

## PURPOSE

This report seeks input and direction from the Salt Spring Island Local Trust Committee (LTC) on the LTC's top priority: Ganges Village Planning. Specifically, staff seeks LTC direction on the scope of the project in order to refine the Project Charter (Attachment 1) and to develop a project budget.

## BACKGROUND

### LTC Direction

On June 8, 2020, the LTC appointed Ganges Village Planning as a top priority project. At the same meeting, the LTC passed the following resolution:

*That the Salt Spring Island Local Trust Committee request staff to develop a budget level project charter for the Ganges Village Planning for the Trust Council budget process for 2021/22.*

In order to develop a budget, staff is seeking direction on the project scope.

### Defining Ganges Village

The Salt Spring Island Local Trust Committee Official Community Plan (OCP), Section B.5 "Village Land Use Objectives and Policies," defines the land use objectives, policies and actions that could achieve the OCP's vision of Salt Spring Island and Ganges Village. These objectives and policies guide decisions that influence the communities' sustainability and resilience.

The Ganges Village Designation is made up of the Ganges Village Core land use designation, the Upper Ganges Village designation, the Education designation, the Health Services designation and part of the Park and Recreation designation. Objectives and policies for the Education, Health Services and Park and Recreation designations are set forth in Sections B.4.2, B.4.3, and B.7.1 respectively, while the objectives and policies for the two Ganges Village sub-designations are within Section B.5.2.1 and 5.2.2. (Attachment 2).

Furthermore, Development Permit Area 1 (Attachment 3) designates island village development permit areas for the purpose of identifying form and character of commercial, industrial or multi-family residential development, to protect development from hazardous conditions and to protect farming on nearby agricultural lands. Shoreline areas are regulated by Development Permit Area 3 (Attachment 3) which includes a 10 metre on the land portion adjacent to Ganges Harbour; these are areas particularly sensitive to development impacts. The shoreline Development Permit Area identifies form and character of the commercial and industrial development allowed on the water surface; the regulations are designated specifically to protect the natural environment and to protect development from hazardous conditions.

## **DISCUSSION**

The OCP was adopted in 2008. In light of growing issues and to ensure development proceed in a coordinated, sustainable, and resilient manner, the LTC has expressed interest in re-examining the objectives and policies established for Ganges Village. For the purpose of the discussion, a preliminary Ganges Village Planning Project Charter has been created for consideration.

Staff is seeking specific input from the LTC on the following items within the draft project charter:

- Whether this amendment will involve amending the existing policies and objectives within the OCP, Section 5.2, Ganges Village designations, for all of Ganges Village as previously noted; or creating and inserting into the OCP a separate Ganges Village Local Area Plan (which will require additional time and funding);
- Who are the stakeholders to be involved in the early stage and on an on-going engagement process;
- Any recommended approaches to the public engagement process; and
- Possible funding for public engagement consultation support (e.g., funding for facilitation and graphic presentation by consultant, and grant funding from the Union of BC Municipalities Community for partnership with First Nations).

## **Consultation**

One of the first step in the project charter involves research and analysis on existing conditions, infrastructure servicing issues, climate change impacts in the village, effective and meaningful public engagement with key stakeholders, and collaborative partnership with First Nations. As such, and in consistency with the Local Government Act, staff recommend early consultation with First Nations, the Capital Regional District, School District #64, and the Agricultural Land Commission.

## **NEXT STEPS**

Staff will follow up with recommendations for a robust public engagement plan at the next meeting. This plan will include, but not be limited to, consultation with the North Salt Spring Waterworks District, Salt Spring Island Fire-Rescue, harbour agencies, health service agencies, business and economic development groups, such as the Chamber of Commerce and the Capital Regional District Economic Development Commission and the general public. A revised project charter that incorporates the directives from this October 6, 2020 LTC meeting will also be submitted to the LTC for review prior to moving forward with the project.

Submitted By:	Louisa Garbo, Island Planner	September 22, 2020
Concurrence:	Stefan Cermak, Regional Planning Manager	September 24, 2020

**ATTACHMENTS**

1. Draft Ganges Village Planning Project Charter
2. Ganges Village Land Use Designations
3. Development Permit Areas in Ganges

## Draft Ganges Village Planning Project Charter

Salt Spring Island Local Trust Committee

Date: September 22, 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 issues will significantly shape the Ganges Village Project. At a local level, numerous issues require addressing: the moratorium on new connections to the community water system; future development of the community sewer system, ongoing development of active transportation infrastructure, meeting the demand for affordable housing, the relocation of the Salt Spring Island Fire Hall #1, consideration of uses for School District #64 properties, impacts from COVID-19, and more.

### Objectives

- Re-examine the objectives, and policies regarding Ganges Village (including the Education, Hospital Services designated areas and some Parks and Recreation Designation areas)
- Consider policies to implement islands Trust commitment to Reconciliation with First Nations and to advance preservation of First Nation's heritage
- Consider polices to advance Islands Trust's efforts on climate change resiliency

### In Scope

- An amendment to existing section within OCP or to develop a separate Ganges Village Local Area Plan
- An amendment to Ganges Village Core, Ganges Village Upper, Education, Health Services, Shoreline Development, Parks and Recreation
- An amendment to the Ganges Village title to better reflects the rich history and cultural heritage of the indigenous peoples
- 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 objectives and policies to include preservation of First Nations' heritage and to strengthen partnership with First Nations
- Amend objective and policies to include climate change resiliency
- Amend objectives and policies to support innovative design solutions that help preserve the limited natural resources on the island
- Research and analysis on existing conditions, infrastructure servicing issues, climate change impacts on the island, effective and meaningful public engagement with Stakeholders and collaborative partnership with First Nations

### Out of Scope

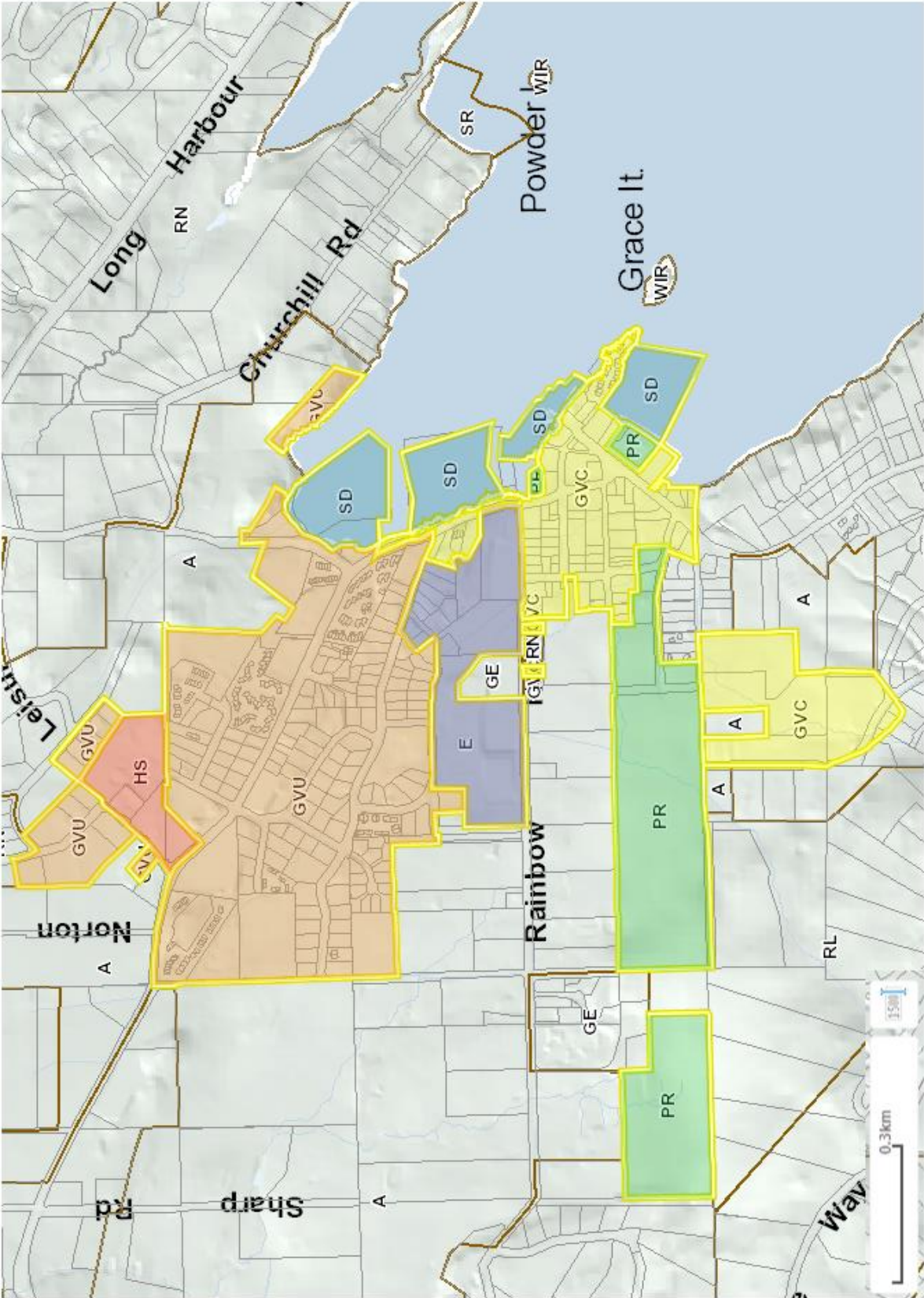
- Ganges Harbour Management Plan
- Amending other areas of the OCP including: Heritage Conservation Areas, Amenity zoning, Transfer of Development Potential
- Density, use and regulatory amendments

### Work Plan Overview

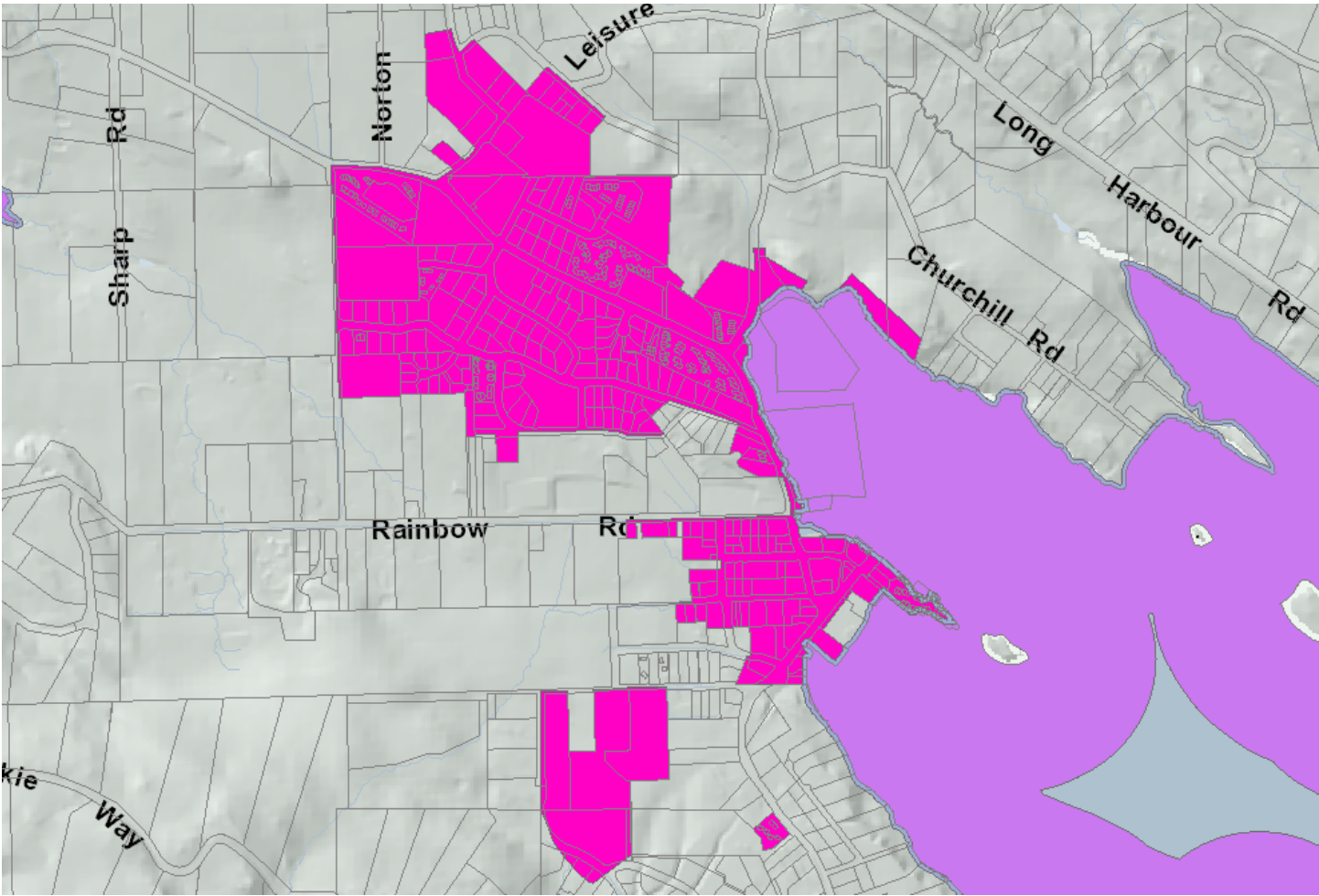
Deliverable/Milestone	Date
Approval of final Project Charter	Fall 2020
Early outreach with First Nations, CRD, SD64, and ALC	Fall 2020



Ganges Village Land Use Designations



Development Permit Area (Villages) and  
Development Permit Area 3 (Shorelines)



- Island Villages
- Shoreline - Foreshore
- Shoreline - On-land portion