



AGENDA

SALT SPRING ISLAND GANGES VILLAGE AREA PLAN TASK FORCE

Date: Thursday, September 2, 2021
Time: 10:00 AM – 12:00 PM
Location: Salt Spring Island Public Library 129 McPhillips Ave

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| 1. Call to Order | 10:00 AM |
| 1.1 Member Roll Call | |
| 1.2 Approval of Agenda | |
| 1.3 Approval of Draft Minutes for August 19, 2021 (Attached) | |
| 2. Meeting schedule (see notes below) | 10:10 AM |
| 3. Roundtable General Discussion | 10:20 AM |
| 4. Adjournment | 12:00 PM |

Note:

The Housing Action Program Task Force will be meeting on the first Thursday of each month at 10am with staff present and the third Wednesday of each month at 5pm with a minute taker only beginning in October.

The Ganges Village Area Planning Task Force will be meeting on the first Thursday of each month at 10am with a minute taker only and the third Thursday of each month at 10am with staff present beginning in September.



Ganges Village Area Planning Task Force Meeting Minutes

Date: Thursday, August 19, 2021

Location: Electronic Meeting

Members Present: Robin Jenkinson, Chair
Mike Best, Vice-Chair
Eric Booth
Jesse Brown
David Dunnison
John Gauld
Bob MacKie
Jenny McClean
Sebastian Moffatt

Regrets: None

Absent: None

Staff Present: Louisa Garbo, Island Planner
Rob Pingle, Planning Team Assistant
Sarah Shugar, Recorder

Others Present: Peter Grove, Local Trustee
Laura Patrick, Local Trustee

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

1. CALL TO ORDER

Chair Jenkinson called the meeting to order at 10:00 a.m. and acknowledged the meeting is being held in Coast Salish First Nations treaty and traditional territory.

1.1 Member Roll Call

Chair Jenkinson presented the member roll call.

1.2 Approval of the Agenda

The following item was presented for inclusion in the agenda:

DRAFT

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3.1.1 Study Boundary Presentation – Member Dunnison

By general consent, the agenda was adopted as amended.

1.3 Approval of Draft Minutes for July 15, 2021

The following item was presented for consideration:

- Replace “There was a suggestion to include commercial properties up Beddis Road including the Salt Spring Island Sailing Club and the Seabreeze Inn.” with “There was a suggestion to include commercial properties up to Beddis Road including the Salt Spring Island Sailing Club and the Seabreeze Inn.”

It was MOVED and SECONDED,

That the minutes of the July 15 2021 Ganges Village Area Task Force meeting were adopted as amended.

CARRIED

Member MacKie arrived at the meeting at 10:07 a.m.

2. NEW MEETING SCHEDULE AND LOCATION

Planning Team Assistant Pingle reported that the Task Force has requested two meetings per month. The first meeting of the month will have a minute taker in attendance and the second meeting of the month will have staff and a minute taker in attendance.

There was a suggestion to schedule the Ganges Village Area Task Force meetings and the Housing Action Program Task Force meetings at different times to allow members to attend both meetings.

It was MOVED and SECONDED,

That the Ganges Village Area Planning Task Force request staff to schedule a second meeting on the first Thursday of each month and that a first order of business would be to review how the meeting schedule would align with the Housing Action Program Task Force meetings and whether members would want to take the opportunity for a walk around.

CARRIED

3. UNFINISHED BUSINESS

3.1 Study Area Boundary

3.1.1 Study Boundary Presentation – Member Dunnison

Member Dunnison presented a PowerPoint presentation entitled “Ganges Village a Brief Historic Perspective” and circulated a PDF of the presentation to members.

In discussion the following comments and questions were noted:

- There was a question regarding the two-kilometer circle. The First Nations portage route between Ganges Harbour and Booth Canal is 2 kilometers and this is also the area of a significant Japanese settlement.
- There was a suggestion to replace the draft Ganges Village Area Plan Study Area Boundaries map with fuzzy circles as provided in the PowerPoint presentation.
- There was a suggestion that the task force consider how to anchor the four corners of the containment area of the Ganges Village Area.
- There was a suggestion that the draft Ganges Village Area Plan Study Area Boundaries map is a starting point for discussion.
- It is important to consider Ganges as a whole to relate a cohesive framework where things make sense.
- There was a question regarding why fuzzy circles would be better than the lines in the proposed Ganges Village Area containment boundary. There was a comment that there are too many fundamental details that need to be considered such as why Embe Bakery and Upper Ganges are not included in the proposed map.
- There was a comment that the boundaries on the proposed Ganges Village Area containment boundary are contentious overall and there is a need to learn more about Ganges including services such as Ganges sewer.
- There was a comment that there has to be a map for a basis of discussion and a suggestion to amend the proposed Village Containment Boundary as follows: extend the boundary to the southeast to align with the study area boundary to include lands on both sides of Ganges Hill to the blue line; extend the boundary out into the harbour to include all of the marina's; extend the boundary to the northeast to include Moby's and Harbour House; extend the boundary to the north to include the Housing and Senior's Housing lands; extend the boundary to the west to include the lands east of the southern extension of Atkins Road.
- There was a suggestion to consider a broad vision for the Ganges Village.
- There was a comment that it is important to go back in history to a time when Ganges Village did function well. There was a time when Central was considered the centre of Salt Spring Island. There was also a time when Walker's Hook was going to be the core village of Salt Spring Island. There are too many variables and support was expressed for a more open vision as the basis for discussion going forward.

It was MOVED and SECONDED,

To replace the draft Ganges Village Area Plan Study Area Boundaries map as presented by staff with circles of areas of interest as proposed in the PowerPoint presentation.

CARRIED

It was MOVED and SECONDED,

The Ganges Village Area Planning Task Force will consider anchoring the innermost fuzzy circle and some of the corners of the fuzzy circles at the September 2, 2021 meeting.

CARRIED

There was discussion regarding the Proposed Area Plan Elements. The Proposed Area Plan Elements are including but not limited to:

- Land Use
- Housing
- Transportation
- Environment / Ecosystems
- Infrastructure Servicing
- First Nations
- Harbour
- Climate Change Resiliency
- Health / Safety / Fire / Community Services / Education
- Economics / Sustainability / Tourism
- Heritage over time, History and Culture
- Business Development
- Community events
- Water / Watersheds
- Urban Design / Art / Culture
- Recreation and Parks
- Island(s)/Regional/Geographic Context
- Futurism / Vision

It was MOVED and SECONDED,

That the Ganges Village Area Planning Task Force has accepted this as a draft list of elements to be considered in our planning of Ganges Village and the list can be added to in the future.

CARRIED

It was noted the Proposed Area Plan Elements list will be circulated to members and will be added to the next meeting agenda.

A member reported he is in the process of meeting with several groups related to harbour marinas and will report back to the task force.

There was a question regarding the stakeholder list. Planner Garbo will circulate a stakeholder list to task force members. It was noted the stakeholder list would be added to the next meeting agenda.

Member Moffatt arrived at the meeting at 11:30 a.m.

There was a question regarding the public engagement consultant. Planner Garbo reported the Salt Spring Island Local Trust Committee (LTC) will meet with the consultant at the next LTC meeting and an introductory meeting will be scheduled in September 2021.

A member asked if a transportation representative would meet with the task force. Chair Jenkinson reported the Salt Spring Island Transportation Commission has offered to guide task force members on a walking tour regarding transportation issues. The Salt Spring Island Transportation Commission (SSITC) has also asked if a task force member would like to participate in SSITC meetings as a liaison.

There was a comment that it would be timely to consider a bypass route prior to the Ganges Hill improvement project.

By general consent, the Ganges Village Area Planning Task Force request staff to schedule a Ganges Village site visit on Thursday, August 26, 2021 and that the group will meet at Embe Bakery.

Chair Jenkinson reported the following meeting would be scheduled on Thursday, September 2, 2021. Agenda items will include the Ganges Village Area Study Boundaries (specifically how to anchor the four corners of the containment area of the Ganges Village Area), the Proposed Area Plan Elements list and a stakeholder's list.

4. ADJOURNMENT

The meeting adjourned at 11:39 a.m.

Robin Jenkinson, Chair

CERTIFIED CORRECT:

Sarah Shugar, Recorder