



AGENDA

GANGES VILLAGE AREA PLANNING TASK FORCE

Date: Thursday, December 16, 2021
Time: 10:00 AM
Location: Salt Spring Island Baptist Church - Lower Hall, 520 Lower Ganges Road

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| 1. AGENDA | 10:00 - 10:05 |
| 1.1. Approval of Agenda | |
| 2. MINUTES OF PREVIOUS MEETINGS | 10:05 – 10:10 |
| 2.1. Draft minutes of the December 1, 2021 Meeting – For adoption | Page 2 |
| 3. PUBLIC ENGAGEMENT ACTIVITIES UPDATE (AHNE STUDIO) | 10:10 - 10:40 |
| 4. MEMBERS REPORTS | 10:40 – 11:00 |
| 5. ADMINISTRATIVE UPDATE | 11:00 – 11:30 |
| 5.1. Draft Bylaw No. 527 – Fees Bylaw - Staff Memorandum | Page 5 |
| 5.2. Ganges Village Area Planning Task Force Resolutions | Page 33 |
| 5.3. 2007 Report Review | Page 41 |
| 5.4. Mapping Request update | Page 51 |
| 5.5. 2022 meeting dates and times | |
| 6. OTHER BUSINESS | 11:30 – 12:00 |
| 7. ADJOURNMENT | |



Ganges Village Area Planning Task Force Meeting Minutes

Date: Thursday, December 1, 2021

Location: Baptist Church, Lower Hall
520 Lower Ganges Road

Members Present: Bob MacKie
David Dunnison
Jenny McClean
John Gauld
Sebastian Moffatt

Regrets: None

Absent: Jesse Brown

Staff Present: Rob Pingle, Recorder

Others Present: None

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

Acting Chair McClean called the meeting to order at 5:33 p.m. and acknowledged the meeting is being held in Coast Salish First Nations treaty and traditional territory.

1. AGENDA

1.1 Approval of the Agenda

The following amendments to the agenda was presented for consideration:

Change item 3 to Members Reports

Add to 5.1 General Discussion the following items

- SSI Arts & Culture Facilities Framework report
- Suggestions for improving process going forward
- Case examples of plans that can serve as a model of Ganges.

Member Moffatt arrived at 5:40 p.m.

By general consent, the agenda was adopted.

2. MINUTES OF PREVIOUS MEETINGS

DRAFT

1

2.1 Approval of Draft Minutes for November 18, 2021

It was MOVED and SECONDED,

That the minutes of the November 18, 2021 Ganges Village Area Task Force meeting be adopted.

CARRIED

3. MEMBERS REPORTS

Acting Chair McClean spoke to her attendance at the SSI Transportation Commission meeting. She shared a document about the major traffic incidents in the Ganges area. She spoke to the difference between the Harbour Walk and the Harbour Path. She would like to discuss the possibility to having a presenter coming to a future meeting to speak to the history of these things.

Member Gauld spoke to his work in affordable housing. He spoke of the societies that are working in the Greater Victoria region and how they interact with BC Housing and funding opportunities. The challenges on Salt Spring are the water access and zoning issues that make it difficult to line up with the funding cycles. He spoke to the opportunity to include zoning for this type of project within the Ganges village area plan to address the challenges.

Member Moffatt spoke to his opportunity to meet with the owner of the property that has Windsor Plywood on it. It was noted that the owner would be interested in relocating Windsor Plywood to allow a new idea to occur on the land if someone helped to find a suitable place for the business to move. There was discussion about the suitability of the site for the current business moving forward and that although time is of the essence it may be better to complete the planning process. There was discussion about how much time was available to address this change opportunity in the community. There was discussion about how the Task Force has the opportunity to assist the LTC Trustees in creating reasonable alternatives.

Member MacKie spoke to being in attendance at the Islands Pathway AGM. There was discussion about the safety of street crossings in the Ganges village area.

Member Dunnison spoke to public art that he saw on a recent trip to Bellingham, WA. He spoke to the efforts that have been made to connect people with the community and the significant First Nations exhibit at the museum.

4. ADMINISTRATIVE UPDATE

4.1 Ganges Village Area Planning Task Force Resolutions

It was requested that the items be numbered and the complete items be shaded to allow for easier discussion of the incomplete items. This will also allow for the creation of a priority list.

5. OTHER BUSINESS

5.1 General Discussion

Indigenous collaboration was not discussed.

There was discussion about the CRD tour of the SIMS building. Acting Chair McClean discussed her interest in representing the Task Force as a participant. Member MacKie expressed that he would be interested in attending as well.

There was general consensus that the members attend the tour and report back to the Task Force.

Speaker Invitation to next meeting was not discussed

There was discussion about the SSI Arts & Culture Facilities Framework in relation to the SIMS building. It was noted that there was great interest in the building for the arts. There was discussion about the CRD Parks & Rec Commission work to maintain the building for public use.

There was discussion about the suggestions for improving the process going forward after a member met with Trustee Patrick. It was discussed that it would be more beneficial if the Trustees came to speak to the Task Force directly. It was noted that an electronic version of the report will be shared with all members to allow for more discussion at the next meeting. There was discussion about the staff resources and time available to ensure deep research questions are addressed.

There was discussion about the case examples that could serve as a model for the Ganges village process.

Members Gauld and MacKie left the meeting at 7:16 p.m.

There was discussion about the themes that could be discussed at each meeting.

6. ADJOURNMENT

The meeting adjourned at 7:33 p.m.

Jenny McClean, Acting Chair

CERTIFIED CORRECT:

Rob Pingle, Recorder



MEMORANDUM

File No.: 3900-03: LPS Admin Bylaw
(SS-BL-527)

DATE OF MEETING: November 25, 2021

TO: Salt Spring Island Advisory Planning Commissions (APC, AAPC, Ganges Village Task Force and Housing Action Program Task Force)

FROM: Stefan Cermak, Regional Planning Manager
Salt Spring Island Team

SUBJECT: Referral of Draft Fees Bylaw – Consideration of Community Benefit

PURPOSE

At their November 9, 2021 meeting, the Salt Spring Island Local Trust Committee (SS LTC) considered draft Bylaw No. 527 which is an amendment to the Salt Spring Islands Local Trust Committee fees bylaw (Bylaw No. 428). After refining the bylaw, the SS LTC requested staff to refer Bylaw 527 to their four advisory planning commissions (Advisory Planning Commission, Agricultural Advisory Planning Commission, Ganges Village Planning Task Force, and Housing Action Program Task Force). Specifically, the SS LTC requested input regarding community benefits. The draft resolution is as follows:

SS-2021-210

It was MOVED and SECONDED

That the Salt Spring Island Local Trust Committee request the staff report regarding New Fees Bylaw as per Trust Council Policy 5.6.1. be referred to the Advisory Planning Commissions and Task Forces and request specific input be considered regarding community benefits.

CARRIED

The amended bylaw No. 527 is attached in Appendix 1 (note this is a “red-lined” version showing the most recent approved changes).

BACKGROUND

At its regular business meeting in June 2021, Trust Council adopted a new Application Processing Services Policy (5.6.1) that includes a model fee bylaw. Trust Council requested all local trust committees to consider adoption of a new application processing fees bylaw based on the model fees bylaw attached to the newly adopted policy. At their October 5, 2021 meeting, the SS LTC received the request and subsequently requested staff to draft a new fees bylaw based on the model fees bylaw attached to the Trust Council Policy 5.6.1. (Appendix 2.)

As noted above, at its November 9, 2021, the SS LTC received draft Bylaw No. 527 (Appendix 3 with staff report). The SS LTC made some amendments and referred it to the Advisory Planning Commissions for comment on community benefits.

Key points:

- Bylaw No. 527 is, and must be, in harmony with Policy 5.6.1 (see Appendix 2 for policy).
- Bylaw No. 527 – includes the following regarding “Community Benefit”:
 - “Community Benefit” refers to an application that results in provision of an amenity that is of value to the community, and identified in the Official Community Plan as a community amenity (i.e. Section H.3 of Bylaw No. 434).”
 - “Community Benefits” is in relation to temporary use permits for a use under a specified size that provides a community benefit. Specifically, Temporary Use Permit for residential uses or commercial uses under 95 square metres that provide community benefit.
 - The fee for a TUP that provides a community benefit is reduced from \$2,150 to \$1,000 and from \$700 to \$350 for a renewal.
- The SS LTC may define community benefit based on its official community plan (OCP) definition of community benefit. There is no specific definition for community amenity in the OCP. Instead, a brief review of the OCP identifies the following items listed as community amenities:

OCP Reference	Community Amenity
A.5.2.3	The protection of Environmentally Sensitive Areas or High Biodiversity..
A.6.2.10	Energy efficient building design features exceeding the BC Building Code..
A.8.2.6	The restoration and heritage designation of buildings...
A.8.2.16	The permanent formal protection of an archaeological site or other site of significance to First Nations peoples...
B.2.2.2.5	Land for affordable housing...
B.4.4.2.6	...Land provided...to relocate the Ganges Firehall site...
B.4.5.2.3	Land and facilities for community cultural purposes...
B.6.2.2.12	...community owned farmland or land for community farm product processing or storage facilities...
B.7.2.2.6	Public park and recreation lands or recreational facilities (or money to purchase them)...
C.2.2.2.6	The construction of walking and bicycle pathways for transportation or recreation ...
The above are also referenced in Appendix 3 (Section H) with the addition of a community woodlot:	
H.3.2.1	a the dedication of intact Environmentally Sensitive Areas to a public or private conservation body, or protection through conservation covenant.

	<ul style="list-style-type: none"> b. land for, or construction of, affordable or special needs housing. c. the dedication of public park and recreation lands, or of funds to be held in trust for their purchase, to the Capital Regional District. d. land that is acceptable to the Salt Spring Fire District for the location of a fire station, if provided to the District at no charge and it results in public ownership of the Ganges Firehall site. e. land for community-owned farmland or land for community agricultural processing or storage facilities provided to the Salt Spring Farmers' Institute or a community farmland trust organization. f. the provision and construction of bicycle lanes, pedestrian and bicycle pathways or trails that add to or support links in the island trail network. g. the dedication of alignment and construction of a Ganges Alternate Route. h. protection, restoration and designation of heritage property. i. suitable, productive forest land donated to a community organization for the operation of a community owned and managed woodlot. j. implementation of energy efficient building design criteria that exceeds that required by the B.C. Building Code or other regulations. k. land or facilities for community cultural or recreational purposes. l. the permanent formal protection of an archaeological site or other site of significance to First Nations peoples.
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- The Fees Bylaw is an administrative bylaw, not a project, thus there are no resources for engagement or further staff time for analysis (this occurred during development of the Trust Council policy and model fees bylaw).
- This is not an opportunity to amend the OCP. However, it may be an opportunity to recommend OCP amendments for the future – in other words, respective advisory planning commissions may recommend that the Salt Spring Island Local Trust Committee add [list items] as community amenities within the Official Community Plan.

NEXT STEPS

The respective Advisory Planning Commissions may make recommendations to the SS LTC regarding community benefits. The SS LTC will consider the recommendation. The SS LTC may the give three reading to an administrative bylaw in one meeting. The SS LTC must then refer it to the Executive Committee for their approval and then give final reading for adoption of the bylaw. The trust wide goal is to have each local trust committee adopt a new fees bylaw by March 2022 – before the start of the next fiscal period. Therefore, the SS LTC should consider first three readings no later than January 2022.

ATTACHMENTS

1. Bylaw No. 527 (as amended Nov. 9, 2021)
2. Request For Decision for the meeting of October 5, 2021
3. Staff Report dated November 9, 2021

SALT SPRING ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 527

A bylaw to prescribe fees for amending bylaws, issuing permits, examining applications for subdivision, and examining other referrals and applications.

WHEREAS Section 462 of the *Local Government Act* provides that a local government may, by bylaw, impose fees related to applications and inspections; Section 41 of the *Liquor Control and Licensing Act* and Section 35 of the *Cannabis Control and Licensing Act* provides that a local government may, by bylaw, impose fees for referral of a license under that Act;

NOW THEREFORE the Salt Spring Island Local Trust Committee, being the Local Trust Committee having jurisdiction in respect of the Salt Spring Island Local Trust Area in the Province of British Columbia pursuant to the *Islands Trust Act*, enacts as follows:

Citation

1.1 This bylaw may be cited as the "Salt Spring Island Local Trust Committee Fees Bylaw, No. 527".

Interpretation

2.1 In this bylaw:

"Applicant" means:

- 2.1.1 the person authorized under the Salt Spring Island Local Trust Committee Development Procedures Bylaw No. 304, 1993 to make an application in respect of a bylaw or permit under the *Islands Trust Act* or Part 14 or Part 15 of the *Local Government Act*;
- 2.1.2 an applicant for a license under the *Liquor Control and Licensing Act* in respect of which the Local Trust Committee is requested or required to provide comments or recommendations;
- 2.1.3 an applicant for a license under the *Cannabis Control and Licensing Act* in respect of which the Local Trust Committee is requested or required to provide comments or recommendations;
- 2.1.4 an applicant for subdivision review under the *Land Title Act* or the *Strata Property Act*;
- 2.1.5 an applicant for the conversion of a previously occupied building to strata lots under the *Strata Property Act*;
- 2.1.6 an applicant for a soil deposit permit or soil removal permit issued pursuant to a bylaw enacted under Part 14 of the *Local Government Act*; or
- 2.1.7 an applicant to a board of variance established under Part 14 of the *Local Government Act*.

“Application Processing Fee” means the initial amount payable to the Islands Trust in respect of any application under this bylaw.

“Community Benefit” refers to an application that results in provision of an amenity that is of value to the community, and identified in the Official Community Plan as a community amenity (i.e. Section H.3 of Bylaw No. 434).

“General Service Cost” includes average hourly cost of each staff position involved in processing the applications multiplied by the average number of hours taken to complete processing of that type of application, and includes administrative overhead costs..

“Estimated Direct Costs” for bylaw amendments listed in Table 1 means the Islands Trust’s estimate of its actual average cost of disbursements associated with the processing of an application, including:

1. newspaper advertising for one community meeting,
2. notifications, postal and delivery costs of statutory notifications for one public hearing,
3. rental of premises for one community meeting meetings and/or one public hearing,
4. contract minute-taker costs recording or preparation of minutes of one community meeting and/or one public hearing and,
5. staff travel expenses for one site visit, one community meeting and one public hearing.

“Estimated Direct Costs” for temporary use permits listed in Table 2 means the Islands Trust’s estimate of its actual average cost of disbursements associated with the processing of an application, including

1. one newspaper advertisement, notifications, postal and delivery costs of statutory notifications for one community meeting,
2. rental of premises for one community meeting,
3. contract minute-taker costs recording or preparation of minutes of one community meeting, and
4. staff travel expenses for one site visit, one community meeting.

“Islands Trust” means the Director of Local Planning Services or their authorized representative.

Application Fees

3.1 Prior to the processing of an application listed in Column 1 of Table 1, Table 2, Table 3 or Table 4, the applicant must deliver to Islands Trust the corresponding application processing fee in the amount shown in Column 2 subject to section 4. The application fee includes general service costs and estimated direct costs.

TABLE 1 – Bylaw Amendments (OCP and Zoning Bylaw)	
Column 1: Type of Application	Column 2: Fee
1. Major (e.g. change to density or OCP)	\$7,800
2. Minor (e.g. regulation change without changing density or OCP amendment)	\$4,600

TABLE 2 – Permits	
Column 1: Development Permit in Respect of:	Column 2: Fee
1. Protection of Natural Environment, Ecosystems and Biological Diversity	\$1,000 <u>\$1,200</u>
2. Protection of Development from Hazardous Conditions	\$1,000 <u>\$1,200</u>
3. Protection of Farming	\$1,000 <u>\$1,200</u>
4. Objectives for Form and Character	\$1,700
5. Objectives to Promote Energy Conservation	\$1,000 <u>\$1,200</u>
6. Objectives to Promote Water Conservation	\$1,000 <u>\$1,200</u>
7. Objectives to Promote the Reduction of Greenhouse Gas Emissions	\$1,000 <u>\$1,200</u>
8. Development Permit Amendment	\$1,000
Type of Development Variance Permit	
9. Development variance permit (commercial, industrial or institutional development)	\$1900
10. Development variance permit (residential development)	\$1900
Type of Temporary Use Permit	
11. Temporary Use Permit (residential/commercial/industrial)	\$2150
12. Temporary Use Permit for residential uses or commercial uses under 95 square metres that provide community benefit.	\$1000
13. Temporary Use Permit Renewal	\$700
14. Temporary Use Permit Renewal (Community Benefit)	\$350
Other Permits	
15. Siting and Use Permit	\$250
16: <u>15.</u> Heritage Alteration Permit	\$1,700
Combination Applications	
17: <u>16.</u> Development Permit in respect of a protection area or water and energy conservation in combination with a companion application for a Development Variance Permit	\$2,500
18: <u>17.</u> Development Permit in respect of form and character in combination with a companion application for a Development Variance Permit	\$3,000

TABLE 3 – Subdivision Referrals	
Column 1	Column 2: Fee
1. Application for Subdivision Review – base fee	\$1,000 1,200
2. Application for Subdivision Review – per additional lot created	\$100
3. Application for Subdivision Review – parcel line adjustments only, creating no additional parcels	\$500

TABLE 4 – Other Applications	
Column 1: Type of Application	Column 2: Fee
1. Board of Variance	\$2,200
2. Land Use Contract amendment	\$2,000
3. Liquor & Cannabis Regulation Branch – Retail License Application and Process and referrals requiring local government consultation	\$1,500
4. Liquor & Cannabis Regulation Branch – Temporary License Change	\$500
5. Strata Conversions	\$1,500

Note: Agricultural Land Commission (ALC) Application Fees are determined by the ALC.

4. Fee for After-the-Fact Application

- 4.1 An application for a permit or bylaw amendment to authorize work or an activity already undertaken, or in operation as of the date the application is made, the rated in 3.1 will be subject to a 20% surcharge.

5. Collection and Refund of Application Processing Fee Amounts

- 5.1 The total application processing fee must be received before the processing of the application can begin.
- 5.2 An applicant may withdraw their application at any time through written notice to the Planning Assistant and/or the Planner responsible for processing the application.
- 5.3 If an applicant withdraws an application before staff undertakes any planning work on the application, the Islands Trust must refund to the applicant the Application Fee, less \$100.
- 5.4 For an application in Table 1, or a Temporary Use Permit in Table 2, the applicant will be eligible for: 75% refund if the application is withdrawn once the file has been assigned by the regional planning manager to the planner; 50% refund if the first staff report has been submitted to the LTC; 25% refund once public notice of a public hearing or permit has been sent out, no refund will be provided after a Public Hearing or after consideration of the Permit by the local trust committee.

5.5 For applications in Table 2 (except for Temporary use Permit applications), Table 3 and Table 4, the applicant will be eligible for: 75% refund if the application is withdrawn once the file has been assigned to the planner; no refund will be provided if the first staff report has been submitted to the LTC, Board of Variance, or formal referral response submitted to the relevant agency.

6. Extraordinary Service Costs (ESC)

6.1 Extraordinary Services Costs will be paid by the Applicant through a cost recovery agreement, entered into with Islands Trust, in addition to the application processing fee.

6.2 Where legal work is required for the preparation of covenants, registration of covenant at Land Title Offices, registration of notice of a permit or housing agreement at the Land Title Office or for other purposes related to the application, staff will provide the Applicant with an estimate of the costs. The Applicant will pay a deposit of 150% of this estimate.

6.3 Where site visits involving First Nations are required for the processing of an application, staff will provide the Applicant with an estimate of the costs. The Applicant will pay a deposit of 150% of this estimate.

6.4 Where there may be need for additional community information meeting or public hearing not covered by the application processing fee, staff will provide the Applicant with an estimate of costs. The Applicant will pay a deposit of 150% of this estimate.

6.5 Where other additional costs beyond the general service costs and estimated direct costs not specified above are required for processing of an application, staff will provide the Applicant with an estimate of the costs. The Applicant will pay a deposit of 150% of this estimate.

6.6 If the amount paid by Islands Trust in respect of Extraordinary Service Costs is less than the deposit provided to the Islands Trust, the Islands Trust shall provide the Applicant with the amount and the applicant shall pay the amount upon receipt. The local trust committee may withhold the consideration of issuance of any permit or hold the consideration of adoption of any bylaw in abeyance until the amount has been paid.

6.7 Islands Trust must refund the unused portion of any Extraordinary Service Costs deposit to the applicant if it is unused for any reason.

7. Annual Fee Increases

7.1 Fees in section 3.1 increase by 2% on April 1st of each year following the date of adoption of the bylaw.

7.2 The Salt Spring Island Local Trust Committee will maintain a record of annual 2% increases and make that record available for public inspection.

8. Application Fee Sponsorship

8.1 Pursuant to Islands Trust Policy 4.1.13, Guidelines for Executive Committee Sponsored or Local Trust Committee Initiated Development Applications, an applicant may apply to the Executive Committee of Islands Trust for development application fee sponsorship.

9. Severability

9.1 In the event a portion of this bylaw is set aside by a court of competent jurisdiction, the invalid portion shall be severed and the remainder of the bylaw remains in force and in effect.

10. Repeal

10.1 "Salt Spring Island Local Trust Committee Fees Bylaw No. **428**" is repealed upon adoption of this bylaw.

10.2 Any application for which a fee has been fully paid at the time this bylaw comes into force shall be processed to completion in accordance with the fee provisions of the repealed bylaw.

READ A FIRST TIME THIS _____ DAY OF _____, 20__

READ A SECOND TIME THIS _____ DAY OF _____, 20__

READ A THIRD TIME THIS _____ DAY OF _____, 20__

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS _____ DAY OF _____, 20__

ADOPTED THIS _____ DAY OF _____, 20__

CHAIR

SECRETARY



REQUEST FOR DECISION

To: Local Trust Committees **For the Meeting of:** October 5, 2021

From: David Marlor, Director, Local Planning Services **Date Prepared:** September 15, 2021

SUBJECT: New Fee bylaws

RECOMMENDATION:

That the Salt Spring Island Local Trust Committee request Staff to draft a new Fee Bylaw based on the model fee bylaw attached to Trust Council Policy “5.6.1 Application Processing Services.”

DIRECTOR COMMENTS:

The recommendation will allow staff to draft a fee bylaw specific to each local trust committee’s needs based on the model fee bylaw adopted by Trust Council.

1 PURPOSE: To update all local trust committee fee bylaws to be consistent with the new Application Processing Services policy.

2 BACKGROUND:

At its regular business meeting in June 2021, Trust Council adopted a new Application Processing Services Policy that includes a model Fee Bylaw. Trust Council also passed the following resolution:

That Trust Council request all local trust committees to consider adoption of a new application processing fees bylaw based on the model fees bylaw attached to Policy 5.6.1 “Application Processing Services”.

The Trust Council application processing services policy has been amended to:

1. clarify more specifically the activities covered by the application fee to remove ambiguity;
2. remove the need for planners to determine the work required at the start of the process, which has been identified as practically impossible to implement;
3. establish an objective of 80 per cent of the average processing cost for cost recovery;
4. add more clarity around when cost recovery agreements are required, and what are considered extraordinary cost charges; and
5. add a model fees bylaw to the policy as an attachment.

A new model fees bylaw has been developed that:

1. has updated fees that better reflect the actual average cost of processing the various types of applications, designed to include the staff costs and the fixed costs, such as meeting expenses and advertising;
2. adds consideration for recovery of costs associated with First Nation site visits if required;
3. adds more robust fee refund policy to improve fairness;
4. adds an annual automatic increase of fees of two percent to reflect the estimated actual cost increases due to inflation and collective agreement increases for staff;
5. retains ability of local trust committees to reduce fees by up to 20 percent, intended to allow flexibility recognizing local factors affecting cost of application processing;
6. adds flexibility to allow for reduced temporary use permits fees for community benefits as defined by the local trust committee in its official community plan; and
7. adds a 20 per cent higher fee for applications where development began without a permit or permission to reflect the higher cost of processing such an application.

Each local trust committee has been asked by Trust Council to update its fee bylaw to be consistent with the model fee bylaw approved by Trust Council. If a local trust committee wishes to adjust fees in accordance with items 5 and 6 above, the local trust committee should include this request in the resolution to develop a draft fee bylaw. While a local trust committee is under no legislative obligation to amend its fees bylaw, Trust Council has developed the model fee bylaw to assist in assuring the fees charged better reflect the cost of processing applications using shared resources throughout the Islands Trust Area.

Please note that fees charged are to recover the average cost of processing that type of application. Fees cannot be used to be punitive, or to raise funds above the average cost of processing an application. Local trust committees cannot charge fees for building permit referrals or Crown land referrals as there is no authority provided to do so.

Local trust committees are authorized to charge fees for different types of applications as follows:

- **Section 462 of the *Local Government Act*** provides that a local government may, by bylaw, impose fees related to applications and inspections to recover the average costs of processing official community plan amendments, land use bylaw amendments, subdivisions bylaw amendments, heritage conservation bylaw amendments, issuance of a development permit, development variance permit, temporary use permit, heritage alteration permit, land use contract amendments, heritage revitalisation agreement amendments, board of variance orders, and inspection of works and services related to applications and permits, and subdivision applications;
- **Section 31(2)(b) of the *Islands Trust Act*** provides that a local trust committee may impose fees to recover the cost of processing siting and use permits;
- **Section 41 of the *Liquor Control and Licensing Act*** provides that a local government may, by bylaw, impose fees to recover the cost of processing liquor and liquor licensing referrals; and
- **Section 35 of the *Cannabis Control and Licensing Act*** provides that a local government may, by bylaw, impose fees to recover the cost of processing a referral for a license under that Act.

Section 462 of the *Local Government Act* also states that local governments must not impose a fee, charge a tax or require works or services to be provided unless authorized by this Act or any other Act. For this reason, fees are not charged for processing of building permit and Crown land referrals, as there is no authorization in any Act for local trust committees to recover these costs.

Fee bylaws are administrative bylaws. There is no requirement for public input. The local trust committee may consider first, second and third readings all at one meeting. The Executive Committee must approve the bylaw before the local trust committee can consider adoption.

Ideally, all local trust committees will have considered updating their bylaws by March 2022 so that the assumptions on revenue can be included in the next fiscal year budget process.

3 IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL:

Staff will draft a fee bylaw based on the model fee bylaw and bring back to a future local trust committee meeting for consideration.

FINANCIAL:

No financial implication from the recommendation.

POLICY:

Updating the Fee bylaw will be consistent with Trust Council Policy 5.6.1 Application Processing Services.

IMPLEMENTATION/COMMUNICATIONS:

Local planning staff assigned to the local trust committee will draft fee bylaw for local trust committee consideration.

FIRST NATIONS:

No First Nations implications from the recommendations.

OTHER:

No other implications from the recommendations.

4 RELEVANT POLICY(S):

Trust Council Policy 5.6.1 Application Servicing Process

5 ATTACHMENT(S):

Trust Council Policy 5.6.1 Application Processing Services

RESPONSE OPTIONS

Recommendation:

That the Salt Spring Island Local Trust Committee request Staff to draft a new fee bylaw based on the model fee bylaw attached to Trust Council Policy “5.6.1 Application Processing Services.”

Alternative:

That the Salt Spring Island Local Trust Committee request Staff to draft a new fee bylaw based on the model fee bylaw attached to Trust Council Policy “5.6.1 Application Processing Services” with the following modifications: [list modifications].

Prepared By: David Marlor, Director, Local Planning Services

Reviewed By/Date: Julia Mobbs, Director, Administrative Services/Aug 2021



Policy:	5.6.1
Approved By:	Trust Council
Approval Date:	June 9, 2021 Repeals policies 5.6.1, 5.6.2 and 5.6.3
Amendment Dates:	
Policy Holder:	Director of Local Planning Services

APPLICATION PROCESSING SERVICES POLICY

Purpose

This policy is intended:

- to identify the services provided by Islands Trust and the different levels of costs associated with these services;
- to provide direction for the preparation of Fees Bylaws and Schedules by Local Trust Committees (LTCs);
- to provide the principles by which cost recovery for extraordinary services beyond the standard fee can be negotiated and agreed to by an applicant and a LTC;
- to recover from applicants 100 per cent of the average cost of processing the development applications, while permitting consideration of lower cost recovery for environmental protection and community benefit.

A. Definitions

1. Application Processing Services include:

- 1.1 Bylaw Amendments to an official community plan, zoning bylaw, subdivision bylaw or other land use bylaws;
- 1.2 Development Application Requests for:
 - 1.2.1 Development Permits,
 - 1.2.2 Development Variance Permits,
 - 1.2.3 Temporary Use Permits,
 - 1.2.4 Soil Removal and Deposit Permits,
 - 1.2.5 Heritage Alteration Permits,
 - 1.2.6 Board of Variance Orders,
 - 1.2.7 Liquor Licensing Permits,
 - 1.2.8 Cannabis Licensing Permits,
 - 1.2.9 Siting & Use Permits,
 - 1.2.10 Land Use Contracts;
- 1.3 Agency Referral Responses and Comments on applications referred from other agencies.

2. Service Levels include:

- 2.1 Information Service that involves providing information to applicants and the general public at no cost, as a public service, and funded by property taxation revenues.
- 2.2 Standard Application Processing Service that involves providing a specific service to applicants as a direct response to an application, whether directly to Islands Trust or through a referral from another agency, and primarily funded by established fees paid by an applicant.
- 2.3 Extraordinary Processing Service is a service provided to the applicant that is beyond the standard processing service, with funding provided by the applicant as a deposit with the application fee or through a cost recovery agreement.

3. Costs:

- 3.1 General Service Costs includes average hourly cost of each staff position involved in processing the applications multiplied by the average number of hours taken to complete processing of that type of application, and includes administrative overhead costs.
- 3.2 Estimated Direct Costs include advertisements, delivery of notices, hall rentals, minute taking at public hearings and community information meetings, and staff travel to attend public hearings and community information meetings.
- 3.3 Extraordinary Processing Costs include costs beyond the standard processing service such as additional community information meetings, review of technical reports provided by specialists hired by the applicant, and specific legal services such as the preparation and registration of legal documents and the acquisition of legal advice.

4. Community Benefit:

- 4.1 Community benefit is the provision of an amenity that is of value to the community, and identified in the Official Community Plan as a community benefit or amenity.

B. Policy

1. Standard Application Processing Services

Applicants are responsible for paying different rates based on the level of service. The details involved in each level of a standard application processing service are identified below.

1.1 Information Service – No Fee Required

Information services are considered a public service and include:

- 1.1.1 ***providing information*** on application process requirements including a meeting with staff;
- 1.1.2 ***providing assistance*** to complete an application;
- 1.1.3 ***determination*** of applicable fees;

1.1.4 **identification** of readily identifiable issues to be addressed.

1.2 Application and Processing Service – Included in Application Fee

For rezoning applications, temporary use permit applications, development variances, development permits, liquor and cannabis retail license applications, and strata conversion applications, the application fee covers the following services:

- 1.2.1 comprehensive staff assessment including site visit where required;
- 1.2.2 staff reports;
- 1.2.3 discussion between planners and applicant throughout process;
- 1.2.4 review of archaeological data;
- 1.2.5 staff referral to other agencies, advisory planning commissions, and analysis of their comments;
- 1.2.6 bylaw or resolution drafting, including review for compatibility with Trust Object and policies and the relevant Official Community Plan;
- 1.2.7 staff report with recommendation for Local Trust Committee (LTC) approval consideration;
- 1.2.8 processing bylaws through Executive Committee for approval consideration, if necessary;
- 1.2.9 forwarding to Minister of Municipal Affairs and Housing for approval consideration, if necessary;
- 1.2.10 adoption of all bylaws or issuing of permits as required.

1.3 Public Hearing – Included in Application Fee

Services related to a Public Hearing that will be provided to an applicant who has paid an application fee include:

- 1.3.1 conducting one public hearing with staff present (includes staff time, staff travel costs and estimated direct costs such as meeting place rental, newspaper notice of public hearing, minute taker fee, and delivery of notices when needed).

1.4 Community Information Meeting – Included in Application Fee

Services related to a Community Information Meeting that will be provided to an applicant who has paid an application fee include:

- 1.4.1 conducting one community information meeting with staff present (includes staff time, staff travel costs, and estimated direct costs such as meeting place rental and delivery of notices when needed).

2. Extraordinary Processing Services – additional fees required

Extraordinary Processing Services are services provided to the applicant that are beyond the standard processing services identified in 1.1- 1.4. Applicants are responsible for paying additional fees for extraordinary processing services.

2.1 Role of LTC in Determining Necessity for Extraordinary Services

2.1.1 Local trust committees (LTCs) can determine the necessary requirements for processing applications. These requirements may necessitate extraordinary processing services, where the actual or estimated processing service level costs are in excess of the costs of a standard application fee for a similar process because:

2.1.1.1 of additional requirements such as additional public consultation, complex covenant requirements or extensive staff time; or,

2.1.1.2 the processing requirements include services obtained from professions outside Islands Trust such as special technical assistance and/or specific legal services; or,

2.1.1.3 the processing requirements include First Nations site visit(s).

2.1.2 The Regional Planning Manager is responsible for assisting LTCs in identifying and costing extraordinary processing service requirements and advising the LTCs of the options available to handle these requirements.

2.1.3 The Regional Planning Manager is responsible for ensuring that complex service requirements include terms of reference which outline detailed criteria and parameters for the extraordinary services that are required.

2.2 Provision of Extraordinary Processing Services

2.2.1 Extraordinary processing services can be provided by Islands Trust via a cost recovery agreement, with costs to be paid by the applicant, in addition to the applicable standard fee.

2.2.2 A resolution of the LTC following the recommendation of the Regional Planning Manager is required to proceed.

2.2.3 When extraordinary processing service requirements have been identified, the applicant should be advised by staff that the application cannot be processed until additional funds are provided by the applicant and a cost recovery agreement with the Islands Trust is signed and a security deposit has been received.

3. Extraordinary Services Cost Recovery Agreements

3.1 Extraordinary Services Cost Recovery – Principles

- 3.1.1 Cost Recovery Agreements reflect a service level which includes the extraordinary services needed to undertake the approval process for a complex application.
- 3.1.2 Cost Recovery Agreements will endeavour to recover all costs of processing that exceed the standard costs of processing services.
- 3.1.3 The existence of a Cost Recovery Agreement will not fetter a LTC's discretion with respect to an application before the committee.
- 3.1.4 Authority for negotiating Cost Recovery Agreements is provided within the respective LTC Fees Bylaws.
- 3.1.5 Cost Recovery Agreements will proceed only by resolution of the LTC after consultation with the Regional Planning Manager, except in situations where an applicant is seeking to discuss an issue directly with Islands Trust legal advisors, in which case the Director of Local Planning Services may approve the Cost Recovery Agreement.
- 3.1.6 The Cost Recovery Agreement letter will be submitted, together with the recommendation of the Regional Planning Manager and the LTC resolution, for approval by the Director of Local Planning Services (or designate) prior to final agreement with the applicant.

3.2 Services Requiring Extraordinary Services Cost Recovery Agreement

The services identified below are considered to be beyond the scope of standard processing services. These services require payment, in addition to standard application fees established in the Fees Bylaw, of additional fees based on a cost recovery agreement between the Islands Trust and an applicant:

- 3.2.1 staff time required for covenant development;
- 3.2.2 staff time to attend more public consultation meetings than that already covered by the standard application fee, including community information meetings, advisory planning commission meetings, and public hearings;
- 3.2.3 technical assessments or studies as required by the local trust committee;
- 3.2.4 retaining special technical assistance required by the local trust committee;
- 3.2.5 additional legal counsel services required for the application not covered under the estimated direct costs of the Fees Bylaw;
- 3.2.6 process agreement negotiation;
- 3.2.7 First Nations site visits;
- 3.2.8 other resources and/or services required by the local trust committee to process the application not covered by the Fees Bylaw.

4. Funding Basis and Fee Adjustments

- 4.1 Application processing services are funded primarily through fees, as per a LTC's Fees Bylaw. Local trust committees should adopt a Fees Bylaw consistent with the model Fees Bylaw in Attachment 1.
- 4.2 Standard fees in Fees Bylaws are to be based on average processing costs, as per Section 462 of the *Local Government Act*, Section 31(2)(b) of the *Islands Trust Act*, Section 41 of the *Liquor Control and Licensing Act*, and Section 35 of the *Cannabis Control and Licensing Act*. Standard fees are calculated as the product of staff labour costs multiplied by processing time (including Planner and administrative support). Standard application fees include estimated direct costs.
- 4.3 A local trust committee may enact variances of up to 20% below what is indicated in the Trust Council's Model Fees Bylaw when adopting a LTC Fees Bylaw. The following criteria must be considered when evaluating a fee variance:
 - 4.3.1 the level of community/environmental benefit offered by the type of application;
 - 4.3.2 variances in direct costs (e.g. hall rental); and,
 - 4.3.3 an amendment to an approved application occurring within 6 months of the approval date.
- 4.4 Variance to a Fees Bylaw must be adopted by bylaw amendment. All LTC Fees Bylaws and Fees Bylaw amendments must be approved by the Executive Committee before adoption by a LTC.
- 4.5 Where the model fees bylaw permits reduced fees for temporary use permits that have a community benefit and are small scale, the local trust committee fees bylaw must specify the actual community benefit to which the fee applies, and should be supported by policies in the official community plan on what are considered amenities to the community.
- 4.6 Applications for development that begin without a permit or bylaw authorisation are subject to a 20 per cent surcharge to recover the additional cost in processing these types of applications.

5. Application Fee Sponsorship

- 5.1 If eligible, as identified in [Trust Council Policy 4.1.13 Guidelines for Executive Committee Sponsored or Local Trust Committee Initiated Development Applications](#), the applicant may apply for development application fee sponsorship.

6. Development Approval Information

- 6.1 The Development Approval Information (DAI) Bylaw provides a mechanism to ensure that the LTC receives appropriate reports and documentation (such as reports from engineers, biologists, hydrogeologists, and geotechnical specialists) from applicants to support rezoning, temporary use permit, and development permit applications.
- 6.2 DAI bylaws reduce operational costs by ensuring that applications are complete and the information provided is appropriate.
- 6.3 Local trust committees should adopt a development approval information bylaw.
- 6.4 The Regional Planning Committee should develop a model Development Approval Information bylaw for addition as Attachment 2 to this policy.

C. Legislated References

Local Government Act, S.462

Local Government Act, S.486

Liquor Control and Licensing Act, S.41

Cannabis Control and Licensing Act, S.35

D. Attachments/Links to Supporting Forms, Documents, Websites, Related Policies and Procedures

- 1. Model Fees Bylaw

[INSERT LTC NAME] LOCAL TRUST COMMITTEE

BYLAW NO. [XX]

A bylaw to prescribe fees for amending bylaws, issuing permits, examining applications for subdivision, and examining other referrals and applications. Model fees reflect the cost recovery for application processing.

WHEREAS Section 462 of the *Local Government Act* provides that a local government may, by bylaw, impose fees related to applications and inspections; Section 41 of the *Liquor Control and Licensing Act* and Section 35 of the *Cannabis Control and Licensing Act* provides that a local government may, by bylaw, impose fees for referral of a license under that Act, **[DENMAN AND HORNBY ONLY and Section 31(2)(b) of the Islands Trust Act provides that a local trust committee may impose a fees to recover the cost of processing siting and use permits]** ;

NOW THEREFORE the **[Insert LTC Name]** Local Trust Committee, being the Local Trust Committee having jurisdiction in respect of the **[Insert LTC Name]** Local Trust Area in the Province of British Columbia pursuant to the *Islands Trust Act*, enacts as follows:

Citation

1.1 This bylaw may be cited as the "[Insert LTC Name] Local Trust Committee Fees Bylaw, No. [XX]" .

Interpretation

2.1 In this bylaw:

"Applicant" means:

2.1.1 the person authorized under the _____ Island Local Trust Committee Procedures Bylaw No. ____, _____ to make an application in respect of a bylaw or permit under the *Islands Trust Act* or Part 14 or Part 15 of the *Local Government Act*;

2.1.2 an applicant for a license under the *Liquor Control and Licensing Act* in respect of which the Local Trust Committee is requested or required to provide comments or recommendations;

- 2.1.3 an applicant for a license under the *Cannabis Control and Licensing Act* in respect of which the Local Trust Committee is requested or required to provide comments or recommendations;
- 2.1.4 an applicant for subdivision review under the *Land Title Act* or the *Strata Property Act*;
- 2.1.5 an applicant for the conversion of a previously occupied building to strata lots under the *Strata Property Act*;
- 2.1.6 an applicant for a soil deposit permit or soil removal permit issued pursuant to a bylaw enacted under Part 14 of the *Local Government Act*; or
- 2.1.7 an applicant to a board of variance established under Part 14 of the *Local Government Act*.

“Application Processing Fee” means the initial amount payable to the Islands Trust in respect of any application under this bylaw.

“Community Benefit” refers to an application that results in provision of an amenity that is of value to the community, and identified in the Official Community Plan as a community benefit.

[NOTE: This is in relation to temporary use permits for a use under a specified size that provides a community benefit. The local trust committee would define community benefit here based on its official community plan definition of community benefit]

“General Service Cost” includes average hourly cost of each staff position involved in processing the applications multiplied by the average number of hours taken to complete processing of that type of application, and includes administrative overhead costs..

“Estimated Direct Costs” for bylaw amendments listed in Table 1 means the Islands Trust’s estimate of its actual average cost of disbursements associated with the processing of an application, including:

1. newspaper advertising for one community meeting,
2. notifications, postal and delivery costs of statutory notifications for one public hearing,
3. rental of premises for one community meeting meetings and/or one public hearing,
4. contract minute-taker costs recording or preparation of minutes of one community meeting and/or one public hearing and,
5. staff travel expenses for one site visit, one community meeting and one public hearing.

“Estimated Direct Costs” for temporary use permits listed in Table 2 means the Islands Trust’s estimate of its actual average cost of disbursements associated with the processing of an application, including

1. one newspaper advertisement, notifications, postal and delivery costs of statutory notifications for one community meeting,
2. rental of premises for one community meeting,
3. contract minute-taker costs recording or preparation of minutes of one community meeting, and
4. staff travel expenses for one site visit, one community meeting.

“Islands Trust” means the Director of Local Planning Services or their authorized representative.

Application Fees

3.1 Prior to the processing of an application listed in Column 1 of Table 1, Table 2, Table 3 or Table 4, the applicant must deliver to Islands Trust the corresponding application processing fee in the amount shown in Column 2 subject to section 4. The application fee includes general service costs and estimated direct costs.

TABLE 1 – Bylaw Amendments (OCP and Zoning Bylaw)	
Column 1: Type of Application	Column 2: Fee
1. Major (e.g. change to density or land use designation)	\$7,800
2. Minor (e.g. policy change without changing density or land use designation not requiring an OCP amendment)	\$4,600

TABLE 2 – Permits	
Column 1: Development Permit in Respect of:	Column 2: Fee
1. Protection of Natural Environment, Ecosystems and Biological Diversity	\$1,000
2. Protection of Development from Hazardous Conditions	\$1,000
3. Protection of Farming	\$1,000
4. Objectives for Form and Character	\$1,700
5. Objectives to Promote Energy Conservation	\$1,000
6. Objectives to Promote Water Conservation	\$1,000
7. Objectives to Promote the Reduction of Greenhouse Gas Emissions	\$1,000
8. Development Permit Amendment	\$1,000

Type of Development Variance Permit	
9. Development variance permit (commercial, industrial or institutional development)	\$1900
10. Development variance permit (residential development)	\$1900
Type of Temporary Use Permit	
11. Temporary Use Permit (residential/commercial/industrial)	\$2150
12. Temporary Use Permit for residential uses and commercial uses under 95 square metres that provide community benefit..	\$1000
13. Temporary Use Permit Renewal	\$700
14. Temporary Use Permit Renewal (Community Benefit)	\$350
Other Permits	
15. Siting and Use Permit	\$250
16. Heritage Alteration Permit	\$1,700
Combination Applications	
17. Development Permit in respect of a protection area or water and energy conservation in combination with a companion application for a Development Variance Permit	\$2,500
18. Development Permit in respect of form and character in combination with a companion application for a Development Variance Permit	\$3,000

TABLE 3 – Subdivision Referrals	
Column 1	Column 2: Fee
1. Application for Subdivision Review – base fee	\$1,000
2. Application for Subdivision Review – per additional lot created	\$100
3. Application for Subdivision Review – parcel line adjustments only, creating no additional parcels	\$500

TABLE 4 – Other Applications	
Column 1: Type of Application	Column 2: Fee
1. Board of Variance	\$2,200
2. Land Use Contract amendment	\$2,000
3. Liquor & Cannabis Regulation Branch – Retail License Application and Process	\$1,500
4. Liquor & Cannabis Regulation Branch – Temporary License Change	\$500
5. Strata Conversions	\$1,500

4. Fee for After-the-Fact Application

4.1 An application for a permit or bylaw amendment to authorize work or an activity already undertaken, or in operation as of the date the application is made, the rated in 3.1 will be subject to a 20% surcharge.

5. Collection and Refund of Application Processing Fee Amounts

5.1 The total application processing fee must be received before the processing of the application can begin.

5.2 An applicant may withdraw their application at any time through written notice to the Planning Assistant and/or the Planner responsible for processing the application.

5.3 If an applicant withdraws an application before staff undertakes any planning work on the application, the Islands Trust must refund to the applicant the Application Fee, less \$100.

5.4 For an application in Table 1, or a Temporary Use Permit in Table 2, the applicant will be eligible for: 75% refund if the application is withdrawn once the file has been assigned by the regional planning manager to the planner; 50% refund if the first staff report has been submitted to the LTC; 25% refund once public notice of a public hearing or permit has been sent out, no refund will be provided after a Public Hearing or after consideration of the Permit by the local trust committee.

5.5 For applications in Table 2 (except for Temporary use Permit applications), Table 3 and Table 4, the applicant will be eligible for: 75% refund if the application is withdrawn once the file has been assigned to the planner; no refund will be provided if the first staff report has been submitted to the LTC.

6. Extraordinary Service Costs (ESC)

6.1 Extraordinary Services Costs will be paid by the Applicant through a cost recovery agreement, entered into with Islands Trust, in addition to the application processing fee.

READ A THIRD TIME this st day of , 20

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST

this th day of , 20

ADOPTED this th day of , 20

Chair

Deputy Secretary



Islands Trust

STAFF REPORT

File No.: 3900-03: LPS Admin Bylaw
(SSI Fees Bylaw)

DATE OF MEETING: November 9, 2021
 TO: Salt Spring Island Local Trust Committee
 FROM: Stefan Cermak, Regional Planning Manager
 Salt Spring Island Team
 COPY: David Marlor, Director of Local Planning Services
 SUBJECT: New Fee Bylaw as per Trust Council Policy 5.6.1

RECOMMENDATION

1. That the Salt Spring Island Local Trust Committee Bylaw No. 527, cited as “Salt Spring Island Local Trust Committee Fees Bylaw, 2021”, be given first, second, and third reading.
2. That the Salt Spring Island Local Committee Bylaw No. 527, cited as “Salt Spring Island Local Trust Committee Fees Bylaw, 2021”, be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

REPORT SUMMARY

The purpose of this report is for the Salt Spring Island Local Trust Committee (SS LTC) to consider adoption of Bylaw No. 527 which would replace Bylaw No. 428 (SSI LTC Fees Bylaw) to include:

- An expanded Interpretation section.
- Fee changes for the various applications.
- Fees for applications received though work or activity is already undertaken or in operation.
- Clarification of collection of fees and refunds.
- A new section to address Extraordinary Service Costs (ESC)
- A new section to address Annual Fee Increases.

BACKGROUND

At the October 5, 2021 Salt Spring Island Local Trust Committee regular business meeting, the SS LTC passed the following resolution:

SS-2021-197

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request staff to draft a new Fee Bylaw based on the model fee bylaw attached to Trust Council Policy “5.6.1 Application Processing Services.”

CARRIED

Rationale for Recommendation

At its regular business meeting in June 2021, Trust Council adopted a new Application Processing Services Policy that includes a model Fee Bylaw. At the same meeting, Trust Council requested all local trust committees to adopt the new fees bylaw. On October 5, 2021, the SS LTC requested staff to draft a new Fee Bylaw based on the model fee bylaw. Draft Bylaw No. 527 is attached.

Submitted By:	Stefan Cermak Regional Planning Manager	October 27, 2021
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ATTACHMENTS

1. Draft Bylaw No. 527 (see Appendix 1 of memo to APCs)

Ganges Village Area Planning Task Force Resolutions

Number	Meeting Date	Resolution	Work Flow/Comments	Status/Date Completed
33	3-Nov-21	That the Ganges Village Area Plan Task Force create a Mission Statement prepared by Member Moffat that will include the built environment for presentation to the LTC as part of the Islands Trust Policy Statement review process.	Member Moffat to report to the Task Force	in progress
32	21-Oct-21	That the Ganges Village Area Plan Task Force receive a list of the Technical Working Group members and their affiliations.	List presented to Task Force	3-Nov-21
31	21-Oct-21	That the Ganges Village Area Plan Task Force request a current stakeholder list be provided to the Task Force.	List of Nations, Agencies, Stakeholders and Community Groups included in the Ganges Village Planning Public Engagement Plan published on the website	16-Dec-21
30	21-Oct-21	That the Ganges Village Area Plan Task Force appoint Member McClean to liaise with the Capital Regional District Transportation Commission.	Member McClean to report to the Task Force	ongoing
29	21-Oct-21	That the Ganges Village Area Plan Task Force request the Salt Spring Island Local Trust Committee allocate funding and staff time to a minimum 2 day workshop for the Task Force to develop a working draft of the Local Area Plan and include facilitation.	LTC is considering the arrangement	in progress
28	21-Oct-21	That the Ganges Village Area Plan Task Force appoint Member McClean to gather information on First Nations and report back to the Task Force.	Member McClean to report to the Task Force	in progress

Ganges Village Area Planning Task Force Resolutions

Number	Meeting Date	Resolution	Work Flow/Comments	Status/Date Completed
27	21-Oct-21	That the Ganges Village Area Plan Task Force in responding to staff's Proposed Area Plan Elements, request staff incorporate the Task Force's list in the draft outline. (Land Use Housing, Transportation, Environment, Ecosystems, Infrastructure Servicing, First Nations, Harbour, Climate Change, Resiliency, Health & Safety & Fire & Community Service & Education, Economics/Sustainability – Tourism, Heritage over time - History & Culture, Community Events, Business Development, Water & Watersheds, Urban Design & Art & Culture, Recreation & Parks Island(s)/Regional/Geographic Context, Futurism/Vision	noted	in progress
26	21-Oct-21	That the Ganges Village Area Plan Task Force request staff be encouraged to take a more active role and assist the Task Force in moving forward.	noted	in progress

Ganges Village Area Planning Task Force Resolutions

Number	Meeting Date	Resolution	Work Flow/Comments	Status/Date Completed
25	21-Oct-21	<p>That the Ganges Village Area Plan Task Force request staff to provide large scale maps for the list of 12 maps, and provide 11x17 until the large maps are available. 1. History of place, 2. Geographic location and its insights (wind, aspect, topography, large water bodies), 3. Built Environment (figure-ground) - perhaps a black and white contrasting map could be made. 4. Open spaces (parks) and vegetation, 5. Waterways and Ecosystems 6. Character/Style/Village fabric (special features, building cluster/spread, general architecture) - e.g. the mermaid statue in Rotary Park, the market space, the gazebo in Centennial Park. 7. Connectivity to other places (nodes, public transit, in & out, ease) - including buses, water taxis, airplanes. 8. Mobility within the place (streets, pathways, accessibility, activity) - reviewing how accessible these are and how they are used. 9. Existing land uses and service centres - circling areas that offer certain services, such as education, housing, and medical. 10. Contours and level areas - highlight which areas are sloped vs. flat. 11. Utilities above and below ground, plus aquifers and well production - including sewage and underground hydro lines. A map of wells is a way to illustrate their productivity. 12. Climate change risk areas - identify areas of flooding risk and sea level rise.</p>	<p>Staff provided examples and have made further refinements to this request</p>	16-Dec-21

Ganges Village Area Planning Task Force Resolutions

Number	Meeting Date	Resolution	Work Flow/Comments	Status/Date Completed
24	6-Oct-21	That the Ganges Village Area Plan Task Force request staff to review the recommendations of the 2007 Official Community Plan focus group, and restructure the list to then determine (using the list as presented in Member Dunnison's excel spreadsheet) 1. Recommendations clearly within Islands Trust's jurisdiction 2. Recommendations outside of Islands Trust's jurisdiction 3. Recommendations that are a cross-jurisdiction with Islands Trust.	Staff prepared a spreadsheet for presentation	16-Dec-21
23	6-Oct-21	That the Ganges Village Area Plan Task Force request staff to provide large scale base plans of Ganges area, including and up to the study area boundary for review, and include tracing paper (30" roll) and pens.	Staff requested further information from the Chair on maps required and types of pens	15-Oct-21
22	6-Oct-21	That the Ganges Village Area Plan Task Force request staff to provide a First Nations representative and/or expert on the First Nations issues in Ganges of which the Task Force should be aware.	Lisa Wilcox, IT Senior Intergovernmental Policy Advisor presented background information	18-Nov-21
21	6-Oct-21	That the Ganges Village Area Plan Task Force appoint Member Best as the Task Force representative to gather information about the harbour, and report back to the Task Force.	Member Best resigned from the Task Force	18-Nov-21
20	6-Oct-21	That the minutes of the September 16, 2021 Ganges Village Area Task Force meeting were adopted, as amended. • That Member Gauld and Member McClean have their opposing votes noted on the following motion concerning the Meeting Schedule: "That the Ganges Village Area Planning Task Force request staff to schedule a second meeting on the first Wednesday of the month from 5:30 p.m. to 7:30 p.m. until the end of 2021."	Staff updated the minutes	15-Oct-21

Ganges Village Area Planning Task Force Resolutions

Number	Meeting Date	Resolution	Work Flow/Comments	Status/Date Completed
19	16-Sep-21	That the October meeting on the first Wednesday (from 5:30 p.m. to 7:30 p.m.) be a design process facilitated by Member Sebastian Moffatt.	Member Moffatt requested additional time and materials to facilitate this	6-Oct-21
18	16-Sep-21	That the Ganges Village Area Planning Task Force request staff to schedule a second meeting on the first Wednesday of the month from 5:30 p.m. to 7:30 p.m. until the end of 2021.	Staff scheduled the meetings	20-Sep-21
17	19-Aug-21	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.	Arranged by TF members	26-Aug-21
16	19-Aug-21	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.	List of elements adopted	19-Aug-21
15	19-Aug-21	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	Quorum was not met at the Sept 2 meeting	2-Sep-21
14	19-Aug-21	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.	Provided by Member Dunnison	19-Aug-21
13	19-Aug-21	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.	Staff scheduled the meeting and located it at the library. Quorum was not met.	2-Sep-21

Ganges Village Area Planning Task Force Resolutions

Number	Meeting Date	Resolution	Work Flow/Comments	Status/Date Completed
12	19-Aug-21	That the minutes of the July 15 2021 Ganges Village Area Task Force meeting were adopted as amended. • 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.”	Staff updated the minutes	23-Aug-21
11	15-Jul-21	By general consent , the Ganges Village Task Force requested staff to schedule a walking tour on July 29, 2021, 10:00 a.m. to 12:00 p.m. and that the group will meet at the Tree House Café.	TF members made their own arrangement	29-Jul-21
10	15-Jul-21	That the Ganges Village Task Force request staff to schedule a meeting on July 29, 2021.	TF members made their own arrangement	29-Jul-21
9	15-Jul-21	That the minutes of the June 17, 2021 Ganges Village Area Task Force meeting were adopted as amended. • Add Eric Booth to the list of members present. • Replace “Many of the task force members requested the work plan be adjusted to be completed to share the task force recommendations prior to the 2022 Trustee Elections” with “The majority of task force members agreed the work plan be adjusted to be completed and recommendations made prior to the 2022 Trustee Elections.”	Staff updated the minutes	13-Aug-21
8	17-Jun-21	By general consent , the Ganges Village Area Task Force scheduled a walking tour of Ganges on June 27, 2021 at 1:00 p.m. and the group will meet at the Treehouse Café.	Meeting was changed to July 29, 2021	15-Jul-21
7	17-Jun-21	to table Item 2.1 - Study area boundary and Item 2.2 - Vision Statement to the next meeting.	Items were discussed at the next meeting	15-Jul-21

Ganges Village Area Planning Task Force Resolutions

Number	Meeting Date	Resolution	Work Flow/Comments	Status/Date Completed
6	17-Jun-21	<p>That the LTC obtain a written legal opinion on the open meeting rules as the either apply, or don't apply, to the Task Force. Specifically the Task Force requests clarity on the following: (a) Can Task Force members speak freely to each other outside of scheduled meetings? (b) Is there any legal specified limit to the numbers of members who can gather to discuss issues/topics outside of the formal Task Force meetings? (c) Can the Task Force form subcommittees? And that the LTC be requested to approve the proposal for the Task Force to schedule a two day retreat, similar in structure to an Islands Trust Council meeting, that would see the group members meeting both formally and informally to work through the major issues creatively. The formal portion would be in a roundtable format, led by the Chair. The informal portion would occur during breaks, meals and in an evening social gathering. (Just like Trust Council) By general consent, the Ganges Village Area Task Force request staff to add bi-weekly meetings to the list of questions for legal counsel.</p>	Alyssa Bradley presented a legal orientation	15-Jul-21
5	17-Jun-21	<p>That the minutes of the May 20, 2021 Ganges Village Area Task Force meeting were adopted with the following amendments:</p> <ul style="list-style-type: none"> • A member requested a list of key stakeholders for the public engagement process; 	Staff updated the minutes	22-Jun-21
4	17-Jun-21	<p>That the minutes of the April 15, 2021 Ganges Village Area Task Force meeting were adopted with the following amendments:</p> <ul style="list-style-type: none"> • Many of the task force members requested the work plan be adjusted to be completed to share the task force recommendations prior to the 2022 Trustee Elections; 	Staff updated the minutes	22-Jun-21

Ganges Village Area Planning Task Force Resolutions

Number	Meeting Date	Resolution	Work Flow/Comments	Status/Date Completed
3	20-May-21	That the Ganges Village Area Planning Task Force request Member Moffat to provide a presentation regarding the 2007 Ganges Village and Harbour Official Community Plan Review Focus Group at the next meeting.	Member Moffatt gave a presentation	17-Jun-21
2	20-May-21	That the Ganges Village Area Planning Task Force accept the draft Ganges Village Area Plan Task Force Work Plan and the draft Work Plan Timeline.	Work Plan and Timeline were adopted	20-May-21
1	15-Apr-21	That the Ganges Village Planning Task Force commission a report on the status of the 2007 OCP, including but not limited to: i. 2007 OCP items that have been implemented; ii. 2007 OCP items that are still being implemented; iii. 2007 OCP items that are planned for implementation; and iv. 2007 OCP items where implementation has been cancelled or otherwise deferred along with causal conditions or rational for any such delay or cancellation.	Staff provided a report to the Task Force	20-May-21

2021 Status Assessment

SSI OCP Review Ganges Focus Group: Final Policy Proposals May 2007

As provided in SS-GVAPTF_2021-05-20_AGD_PKG.pdf

Based upon 2021 IT staff status review of <https://www.crd.bc.ca/docs/default-source/salt-spring-island-ea-pdf/cedc/ganges.pdf?sfvrsn=2>

These two columns in green are in response to the task force's request to identify agencies likely to respond to the listed items. The "Responding Agencies" listed are merely for information only; no agencies have been contacted to verify whether items identified are within their purview.

Goal	Item	Page #	Status	Responsibility	Responding Agencies	Policy to be considered in Area Plan
Introductory	Separate section (in OCP) for Ganges village	4	Implemented			
Introductory	DPA guidelines for Ganges and the design guidelines for the Heritage core	4	Design guidelines not implemented			LPS
Introductory	Consolidating these boundaries into two village core areas (Lower and Upper Ganges Villages)	4	Implemented			
1. Accessibility	All residents and visitors, including children, seniors and persons with disabilities, can easily access services on their own and enjoy the local amenities and beauty of the village:	7		GVAP's Mobility Section	MOTI/CRD	LPS
1. Accessibility	A convenient combination of parking, docking, transit and transfer locations allow individuals to arrive by land, sea or air and move easily into the surrounding village	7		GVAP	MOTI/CRD/BC Transit/HASSI	LPS
1. Accessibility	Circulation patterns and traffic calming measures serve to gently regulate the speed of motorized vehicles consistent with the ambience of a seaside village	7		GVAP	MOTI/CRD/BC Transit	LPS
1. Accessibility	Through-traffic is provided alternate routes through and around the village	7		GVAP	MOTI/CRD/BC Transit/ SS LTC	LPS
1. Accessibility	A fine network of interconnected, multi-purpose pedestrian and cycle pathways, neighbourhood-scale streets and shoreline facilities create a diverse and delightful flow of people and vehicles	7		GVAP	MOTI/CRD/BC Transit/FLNRORD	LPS
1. Accessibility	The Harbour is recognized as an important asset for the community and is everywhere accessible to residents and visitors and facilitates participation in a variety of enjoyable waterside activities	7		GVAP	HASSI/CRD	LPS
1. Accessibility	To make Ganges a barrier-free Village	7		GVAP	CRD/LTC	LPS
1. Accessibility	Five foot wide sidewalks with benches at appropriate intervals and wheelchair/baby carriage ramps at all intersections will be constructed along Rainbow Road from Lower Ganges Road to the Recreation Centre and along Lower Ganges Road from Fulford- Ganges Road to the GVM shopping centre by 2012	7		CRD - Trails - Sidewalks Implemented - Little/no street furniture - DPA1 Guidelines address pedestrian experience in Ganges, but only on private	MOTI/CRD	
1. Accessibility	Significant sidewalk projects will be undertaken annually until all streets in the Village are sidewalk accessible by 2020	7	Not implemented		CRD/MOTI	
1. Accessibility	All new public buildings will be barrier-free on all levels and all new private-sector buildings will be encouraged to be barrier-free	7		GVAP; Provincial legislation	CRD/SS LTC	LPS
1. Accessibility	sufficient parking is made available for the disabled and those in need	7		DPA Land use bylaws	CRD/SS LTC	LPS
1. Accessibility	3 convenient "pick-up/drop-off" locations will be in place in by 2009	7	Not implemented	???	MOTI	
1. Accessibility	Collaborate with B.C. Ministry of Transportation (MoTH) and the Transportation Commission for the provision of sidewalks in the Village	7	Ongoing	(GVAP) Largely under purview of CRD	MOTI/CRD/SS LTC	LPS
1. Accessibility	review the parking standards in Land Use Bylaw (LUB) 355	7	Not implemented	???	SS LTC	LPS
1. Accessibility	develop appropriate "pick-up/drop-off" locations	7	Not implemented	???	MOTI	
1. Accessibility	Comply with the vehicle and bicycle parking standards set out in LUB 355	8	Agreement not reached on absolute requirement	Developments must conform or seek a variance	SS LTC	LPS
1. Accessibility	By 2009, a study will be undertaken to determine the appropriate number of long-term parking stalls required for residents leaving the island by plane, boat or carpooling from Ganges. By 2010, the CRD will initiate a project to provide the subject parking spaces	8	- Parking study undertaken 2018 - No long term stalls dedicated	All off street parking in Ganges is private, on street under the purview of MOTI	MOTI/CRD/HASSI	
1. Accessibility	Limited transit service to be operational by 2010	8	Implemented		BC Transit	
1. Accessibility	By 2009 the Transportation Commission will assume authority for parking regulations and enforcement within the Village	8	Not implemented	enforcement is under private owners or MOTI	MOTI/CRD	

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1. Accessibility	Islands Trust should not deviate from the parking provisions outlined in LUB 355	8	No agreement was reached on the possibility of relaxing parking requirements for low-cost housing initiatives	Not a policy statement. Variances can be sought for parking reductions. See OCP policies	SS LTC	
1. Accessibility	Collaborate with provincial and local agencies to create a reasonably viable shuttle service for the Village for moving people at peak times	8	On-going	- GVAP - Country Grocer operates seasonal shuttle	LTC/CRD/BC Transit/SSITC	LPS
1. Accessibility	Collaborate with the Capitol Regional District (CRD) to provide public parking facilities for those using Ganges as a transfer station for leaving the island	8	Not implemented		LTC/CRD	
1. Accessibility	Transportation Commission to work with private property owners and MoTH to bring all parking in the Village into a 'parking pool' with the Transportation Commission enforcing agreed upon parking regulations	8	Not implemented	off street parking private	CRD/SSLTC/MoTI	
1. Accessibility	Traffic calming measures will be in place at all main intersections in Ganges by 2012	8	Not implemented	Not planning purview – requires MOTI. Some traffic calming measures recommended in DPA	CRD/MOTI	
1. Accessibility	The speed limit in Ganges will be reduced to 40 km/h by 2009	8	Not implemented	Not planning purview - MOTI	MOTI	
1. Accessibility	Dedicated, but as yet undeveloped, roads within Ganges between Seaview & Drake Roads and between Seaview Road & McPhillips Avenue will be constructed by 2010 to increase traffic circulation options	8	Not implemented	Not planning purview - MOTI	MOTI/CRD	
1. Accessibility	Connect Bonnet Avenue to Charlesworth Road via Bishop's Walk by 2012	9	Not implemented	Not planning purview - MOTI	MOTI/CRD	
1. Accessibility	Collaborate with MoTH regarding speed limit reductions, calming measures at intersections and connecting appropriate roads	9		GVAP	MOTI/LTC	LPS
1. Accessibility	Collaborate with provincial and local agencies for the construction of all dedicated, but undeveloped, roadways in the Village	9		GVAP	LTC/CRD/MOTI	LPS
1. Accessibility	Negotiate with the SSI Lions Club and/or adjacent landowners for the dedication of a portion of their land to extend Bonnet Avenue to the Bishop's Walk development and on to Charlesworth Road	9	Not implemented	Outside planning purview. Improved walking trail access to SS Commons anticipated this year	LTC/CRD/MOTI	
1. Accessibility	Alternate Routes to be in place by 2017	9	Not implemented	Outside planning purview	MOTI/CRD/SS LTC	
1. Accessibility	All dedicated roads to be constructed by 2010 and all appropriate connecting roads to be constructed by 2012	9	Not implemented	Outside planning purview	MOTI	
1. Accessibility	Collaborate with MoTH to finalize the scope and budget for alternate routes to meet the scheduled 2017 completion date	9	Not implemented	Outside planning purview	LTC/SS LTC/MoTI/CRD	
1. Accessibility	Work with provincial and local agencies to fund construction of dedicated, but unconstructed roads and to negotiate with property owners for the dedication of lands to connect appropriate roads	9		GVAP	MOTI/CRD/SS LTC	LPS
1. Accessibility	10 kilometres of dedicated pathways in Ganges operational by 2012	9	- Unknown length - Dedication sought through rezoning/subdivision		MOTI/CRD/SS LTC	
1. Accessibility	Streetscape plans developed for all roads in Ganges by 2009	9	Not implemented	Outside planning purview	SS LTC/CRD/MOTI	
1. Accessibility	Use the planned pathway between the upper and lower villages and the recreation centre to develop design guidelines and policies	9		GVAP - Pathway standards under CRD	CRD	LPS
1. Accessibility	Transportation Commission (or another agency) to develop appropriate streetscape plans and obtain permission from MoTH to use the dedicated right-of-way for planting of trees and development of neighbourhood-scale streets within the Village	9		GVAP - some streetscape policies in DPA 1 encourage tree planting	SS LTC/CRD/MOTI	LPS
1. Accessibility	Complete a continuous "Marine Walkway" from an "east gate" next to Moby's boat launch ramp to a "west gate" at the creek beside Island Escapades by 2010	10	Not implemented	Ongoing	MOTI/CRD/HASSI	
1. Accessibility	The MoTH property and shoreline along the waterfront at the head of the harbour (opposite the Harbour House) will be open to the public by 2008	10	Not implemented	Undetermined	MOTI/CRD/HASSI	
1. Accessibility	Consideration be given for appropriate zoning to be put in place to support a variety of marine services by 2010	10	Not implemented	Rezoning possible at request of land owner	MOTI/HASSI	
1. Accessibility	By 2020 assure public access to the Harbour	10	Ongoing	GVAP	SSITC/CRD/HASSI	LPS
1. Accessibility	Provide safety and protection of marine assets by developing two breakwaters for the Inner Harbour by 2020	10	Not implemented	outside planning purview, HASSI	HASSI	

Goal	Item	Page #	Status	Responsibility	Responding Agencies	Policy to be considered in Area Plan
1. Accessiblity	Islands Trust to consider that appropriate zoning is in place to foster a variety of marine services	10	Not implemented	GVAP	SS LTC	LPS
1. Accessiblity	Collaborate with the HASSI and Department of Fisheries and Oceans (DFO) for the provision of pump-out services and for additional moorage and dinghy dock space	10	Not implemented	Outside planning purview	LTC/HASSI/BC Ministry	
1. Accessiblity	Collaborate with DFO for the development of breakwaters. *See note above – agreement was not reached on this.	10	Not implemented	Outside planning purview	LTC/HASSI/BC Ministry	
1. Accessiblity	"The Local Trust Committee shall work cooperatively with adjacent landowners, CRD and PARC to identify the appropriate entity or entities to be responsible for the establishment, operation and maintenance of various sections of the Marine Walkway	10	Ongoing	GVAP	LTC/CRD	LPS
1. Accessiblity	The Marine Walkway will have many access points including the east and west gates, a terraced ramp at the MoTH property at the head of the harbour, the boardwalk stairs at Rotary Park, the marinas, parking lots, parks, etc.	10	Ongoing	Outside planning purview	CRD/MOTI/HASSI/SS LTC	
1. Accessiblity	Negotiate a shoreline pathway at the waters edge in at least three locations along the inner harbour so that the public is able to enjoy the natural shoreline	10	Ongoing	Outside planning purview	HASSI/CRD/SS LTC	
1. Accessiblity	Spur walkways with welcoming signage to be developed onto the west shore of Grace Point and onto existing and any new breakwaters	10		Outside planning purview	HASSI/CRD/ SS LTC	
1. Accessiblity	Collaborate with the HASSI for the provision of the new launch ramps and to ensure that the ramps and public beach access points are contained in the proposed Harbour Management Plan	10	Can't implement proj	Collaborate as required	SS LTC/HASSI/CRD	
1. Accessiblity	Negotiate with MoTH for appropriate access to the waterfront/beach at the head of Ganges Harbour, and as many other locations as possible	11	Ongoing	Public access requires collaboration with CRD	SS LTC/MOTI/HASSI	
1. Accessiblity	As private shore leases come up for renewal or shoreline property owners apply for zoning changes the LTC shall ensure public access to the shore	11	Ongoing	Naturte of Crown tenure changing for some leases	LTC/FLNRORD	
1. Accessiblity	Work with all stakeholders in the Harbour on a Harbour Management Plan that includes a balance between public and private uses, and ensures safetv in the Harbour	11		GVAP	SS LTC/HASSI/CRD/FLNRORD	LPS
1. Accessiblity	Develop a minimum of two well- maintained public launch ramps by 2010 and identify additional public access points to the Harbour	11	Not implemented	Outside planning purview	MOTI/CRD/HASSI	
1. Accessiblity	A doubling of dinghy-dock space by 2010	11	Not implemented	Outside planning purview	MOTI/CRD/HASSI	
1. Accessiblity	A study to determine the appropriate amount of moorage space required for the Village will be done by 2009 and the findings of the study implemented by 2012. This study will work to balance the public and orivate uses within the harbour	11	Not implemented	GVAP	HASSI	LPS
1. Accessiblity	Negotiate with private marinas to provide transient moorage to the public during busy summer period	11	Not implemented	GVAP	FLNRORD	LPS
1. Accessiblity	Negotiate with landowners to provide additional publicly maintained and accessible boat launching facilities	11	Not implemented	GVAP	BC Ministry/HASSI	LPS
1. Accessiblity	Explore the options at the creek alongside Island Escapades for an improved canoe/kayak launching facility	11	Not implemented	GVAP	BC Ministry/HASSI	LPS
1. Accessiblity	Collaborate with the HASSi to install permanent buoys for affordable and efficient short-term moorage wherever such buoys do not conflict with other uses/users	11		Outside planning purview	LTC/HASSI/BC Ministry	
2. Environmental Footprint	ESA's are inventoried, surveyed and mapped	12	Completed	Sensitive Ecosystem Inventory – SEI mapping done by ITC	SS LTC	
2. Environmental Footprint	A "green space" plan is developed that shows how to protect ESA's, wildlife habitat and corridor requirement	12	Not implemented	Some how-to info available from ITC	CRD/SS LTC	
2. Environmental Footprint	The number of areas protected that contribute to a fully functioning ecosystem including covenants and outright purchase	12	Not implemented	Purview of ITC and other conservation groups	IT Conservancy/CRD/LTC	LPS
2. Environmental Footprint	The percentage of Ganges Village that is planted in native species	12			SS LTC/CRD/MoTI	LPS
2. Environmental Footprint	Map Ganges at large scale to show existing green areas that contribute to the functioning of the island's natural ecosystem	12	Completed	Ecosystem mapping available	SS LTC	
2. Environmental Footprint	Draw on best science available for habitat capability for wildlife. Where data is lacking, commission new research	12	Ongoing	ITC	IT Conservancy/CRD/SS LTC	LPS
2. Environmental Footprint	Identify and implement protection, restoration and mitigation measures needed for each area	12	Not implemented	Primarily done through DPAs	SS LTC	
2. Environmental Footprint	All development proposals are guided by this objective, from the beginning of the approval process. For instance, new development protects ESA's	12	Not implemented	DPAs	SS LTC	LPS
2. Environmental Footprint	Use native species for new and replacement landscape plantings	12	Implemented	Encouraged by DPA 1 guidelines for landscaping	SS LTC	LPS
2. Environmental Footprint	Require plants that do not require irrigation in the summer	12	Implemented	Encouraged by DPA 1 guidelines for landscaping	SS LTC	LPS

Goal	Item	Page #	Status	Responsibility	Responding Agencies	Policy to be considered in Area Plan
2. Environmental Footprint	Restrict/ban the use of pesticides and herbicides for cosmetic purposes throughout Ganges	12	Implemented	Encouraged through OCP policy, not banned	BC Ministry	
2. Environmental Footprint	Percentage of stream courses within village boundaries that are day-lighted and functioning naturally by 2012	13		Unknown, minimal	SS LTC/CRD/Province	
2. Environmental Footprint	Amount of absorbent landscape in Ganges	13		Encouraged by DPA 1 on private property	SS LTC/CRD/MOTI	
2. Environmental Footprint	Number of salmon returning to spawn	13		Unknown	CRD/BC Ministry/ SS LTC	
2. Environmental Footprint	Number of stewards involved on annual basis	13		Unknown	various	
2. Environmental Footprint	Prepare a blue-ways plan for restoring streams over time. This plan will identify these environmentally sensitive areas: stream beds, riparian zone set-backs, storage ponds, wetlands and groundwater flows	13	No plan prepared	DPA 7 - Riparian Areas implemented		
2. Environmental Footprint	All new developments will include restoration and remediation of their streams	13		DPA 7 encouraged restoration and remediation. Streams protected from development by DPA 7	SS LTC/ Province	LPS
2. Environmental Footprint	All water leaving a property will be as clean as when it entered	13	Not implemented	Outside planning purview	SS LTC/CRD/MoTI	LPS
2. Environmental Footprint	Support existing awards programs that recognize and support stewards of the environment	13		GVAP	SS LTC/ IT Conservancy	LPS
2. Environmental Footprint	% of reduced automobile free zones once public transportation is in place	13			SSITC/MOTI	LPS
2. Environmental Footprint	All wood stoves meet the highest US EPA air quality standards	13		GVAP on green building	CRD	LPS
2. Environmental Footprint	Reduce automobile use in the Ganges core area	14	Data unknown	See parking study	BC Ministry/ SS LTC/BC Transitv/MOTI/CRD	LPS
2. Environmental Footprint	New construction guidelines includes requirement that wood burning units meet the highest US EPA air quality standards	14		Outside planning purview	CRD	LPS
2. Environmental Footprint	New light industrial businesses meet zero emissions standards	14	Encouraged through rezoning. Could be in updated DPA 2 guidelines	Outside planning purview	BC Ministry	LPS
2. Environmental Footprint	All new public buildings to achieve the highest possible industry developed green standards	14	Encouraged through rezoning. Could be included in updated DPA guidelines.	Otherwise, outside planning purview	CRD	LPS
2. Environmental Footprint	All new private construction is encouraged to undertake industry developed green standards	14	Encouraged through rezoning. Could be included in updated DPA guidelines.	Otherwise, outside planning purview		LPS
2. Environmental Footprint	New building and/or alterations to existing buildings will meet impact assessments for energy efficiency, solar access, and noise	14	Encouraged through rezoning. Could be included in updated DPA guidelines.	Otherwise, outside planning purview	CRD	LPS
2. Environmental Footprint	Enhance building design guidelines to the highest environmental standards (LEEDS), to be tested on the new library and new fire hall	14	Encouraged through rezoning	Otherwise, outside planning purview	CRD	LPS
2. Environmental Footprint	Apply to Ministry for permission to regulate enhanced energy efficiency of buildings	14	Not achieved	Requirements under BC Building code - CRD	CRD	LPS
2. Environmental Footprint	Herring is spawning in large numbers, similar to the early days of the harbour	14		Outside planning purview	SS LTC/Province	
2. Environmental Footprint	Where there is potential for aquatic life, the effect of shading is minimized through the use of decking material that lets light through	14		Outside planning purview	SS LTC/Province	
2. Environmental Footprint	A system is in place to monitor the health of Ganges Harbour, to assure that health is maintained and remedial actions are taken immediately as needed	14		Outside planning purview	HASSI	
2. Environmental Footprint	No pollution enters the harbour from the storm water management system	14		Addressed in DPA only	CRD/SS LTC/MoTI	
2. Environmental Footprint	No pollution enters the harbour from boats or other marine activities	14		Outside planning purview	HASSI/Province	

Goal	Item	Page #	Status	Responsibility	Responding Agencies	Policy to be considered in Area Plan
2. Environmental Footprint	Implement green filtration of run-off along the shoreline – with an appropriate drainage plan for all properties adjacent to the water	15		GVAP/DPA	CRD/BC Ministry/CRD	LPS
2. Environmental Footprint	Conduct an assessment to determine a baseline for the health of the undersea harbour environment, what needs to be done to restore it and provide a baseline for future evaluations	15		Outside planning purview	BC Ministry	
2. Environmental Footprint	Create a mechanism to fund ongoing monitoring of the harbour's health	15		Outside planning purview	HASSI/BC Ministry	
2. Environmental Footprint	Support efforts to require boats to pump out waste at dump stations	15		Outside planning purview	HASSI/CRD/BC Ministry/SS LTC	
2. Environmental Footprint	Percentage of average impervious rating of village in 2020	15		Outside planning purview	CRD/MoTI/SS LTC	
2. Environmental Footprint	Percentage of roadways using natural percolation in place of curb, gutter and drain	15		Outside planning purview	CRD/MoTI/SS LTC	
2. Environmental Footprint	Percentage of open space with tree canopy	15		DPA1	SS LTC	LPS
2. Environmental Footprint	Number of square metres of wetlands and ponds	15		??	??	
2. Environmental Footprint	New street profiles and construction specifications for village streets and lanes, developed in collaboration with academic experts, practitioners and the Ministry of Transport	15		Outside planning purview	CRD/BC Ministry/SS LTC	
2. Environmental Footprint	Construction of storm water management systems to control and clean storm water before it enters groundwater and Ganges Harbour	15		Outside planning purview	CRD/BC Ministry	
2. Environmental Footprint	Treatment of pollutants is done in innovative practices, including the use of wetlands	15		GVAP	SS LTC/CRD/MoTI/others	LPS
2. Environmental Footprint	Creation of Surge ponds and filtration wetlands that create absorbent landscapes	15		DPA	SS LTC/CRD/MoTI	LPS
2. Environmental Footprint	The sewage plant will provide water for landscaping purposes within the Village boundaries	15		Outside planning purview	CRD	
2. Environmental Footprint	Install a two-pipe system throughout the Village Boundaries so that water for landscaping can be used for landscape watering	16		Outside planning purview	CRD	
2. Environmental Footprint	Drip irrigation systems are required for all new landscaping	16		DPA	SS LTC	LPS
2. Environmental Footprint	Percentage of Ganges Streets with coverage by tree canopy and evergreen trees	16		DPA/HCA	CRD/SS LTC/MoTI	LPS
2. Environmental Footprint	Percentage of native trees and plantings	16		DPA	SS LTC	LPS
2. Environmental Footprint	Number of heritage trees protected	16	Implemented	DPA/HCA		
2. Environmental Footprint	Create a tree planting plan that emphasizes native trees	16		DPA	SS LTC/CRD/MoTI	LPS
2. Environmental Footprint	Require planting of street trees in new developments	16	Implemented	DPA	SS LTC	LPS
2. Environmental Footprint	Encourage plantings in existing developments where possible	16	Not implemented		SS LTC	LPS
2. Environmental Footprint	All new developments incorporate trees & plants that do not require irrigation in the summer	16		GVAP	SS LTC	LPS
2. Environmental Footprint	Restrict/ban the use of pesticides and herbicides for cosmetic purposes throughout Ganges	16		Encouraged in OCP	Province	LPS
2. Environmental Footprint	Expand heritage tree protection mechanisms to entire Village area	16		DPA	SS LTC	LPS
2. Environmental Footprint	An annual report-out on green practices in Ganges Village and the health of its ecosystem	16	Not implemented			LPS
2. Environmental Footprint	Various interests with regulatory mandates, as well as citizen input, collaborate regularly to oversee planning for Village and for the environment	16	Not implemented	GVAP can support	various	LPS
2. Environmental Footprint	Residents, owners and the general public understand how decisions are made vis a vis the environment	16	Not implemented	GVAP can support	Various/ Islands Trsut Conservancy (education)	LPS
2. Environmental Footprint	Create an annual report of green practices for Ganges Village, with a public discussion at its release	16	Not implemented	Outside planning purview	SS LTC/Conservancy Groups/CRD/MoTI	LPS
2. Environmental Footprint	Create an interagency body that oversees environmental planning for the Village. This body will include citizen representation	16	Not implemented	Outside planning purview	various	LPS
3. Livability and Aesthetics	Sufficient multi-family and multi-use zoning will be created to enable several modestscale housing developments to take place within the village on an annual basis over the next 10 years	17	Not implemented	GVAP	LTC	LPS
3. Livability and Aesthetics	Islands Trust to consider rezoning an appropriate number of parcels to allow for increases in residential living within the village consistent with the numbers set out in the Housing Goal	17	Not implemented	GVAP	LTC	LPS
3. Livability and Aesthetics	We will maintain the distinction of being the "Best Small Arts Community in North America" for the next 5 years	17	Not implemented	GVAP	various, community groups.	LPS
3. Livability and Aesthetics	By 2012 Ganges will have an appropriate public arts & crafts gallery as befits our Best Small Art Community status	17	Not implemented	Outside planning purview	SS Arts Council	
3. Livability and Aesthetics	By 2009 a plan will be in place for incorporating temporary and permanent displays of public art throughout the village	17	Not implemented	Outside planning purview	SS Arts Council	
3. Livability and Aesthetics	Develop a plan by 2010 for the formation of a fulltime educational facility for the arts on the Island	17		Outside planning purview	SS Arts Council/SD	

Goal	Item	Page #	Status	Responsibility	Responding Agencies	Policy to be considered in Area Plan
3. Livability and Aesthetics	Live/work facilities and small studios within the village will be allowed and encouraged	17		GVAP	SS LTC/NSSWD/CRD	LPS
3. Livability and Aesthetics	The LTC will expand the scope of the Advisory Design Panel to enable the community to maintain and build upon our reputation as the Best Small Arts Community in North America	18	Not implemented	GVAP	SS Arts Council	LPS
3. Livability and Aesthetics	Collaborate with private and public landowners for the display of art throughout the village. Provision for art displays should be incorporated into the planning phase for all new developments	18		Outside planning purview	SS Arts Council	
3. Livability and Aesthetics	By 2010 establish design guidelines to require that new developments emphasize key features intended to make the village distinctive as well as a communal 'work of art'	18	Implemented	DPA	SS LTC	LPS
3. Livability and Aesthetics	Revise regulations to allow for more live/work options	18	Implemented	LUB & GVAP	SS LTC	LPS
3. Livability and Aesthetics	Under the leadership of ISEA or the Community Arts Council explore options and determine feasibility of an accredited arts educational facility on SSI	18		Outside planning purview, GVAP can support	various, community groups.	
3. Livability and Aesthetics	A public, multi-use 'town hall' will be developed by 2012	18		GVAP can support	various, community groups.	
3. Livability and Aesthetics	Explore changes to the fire hall and associated site and MoTH right of away as a multifunctional space that can function as a venue for social and informational events	18		Outside planning purview	CRD/SSIFR/MOTI	
3. Livability and Aesthetics	Explore other 'town hall' options	18		Outside planning purview	various, community groups.	
3. Livability and Aesthetics	A plan will be developed by 2009 by which community groups (Lion's, Rotary, Chamber, Conservancy, etc.) will be encouraged to take a leadership role in augmenting existing public spaces	18		Outside planning purview	community groups	
3. Livability and Aesthetics	Use and adaptation of existing programs for Stewardship Recognition to honour the contributions of the stewards of the community will be in place by 2011	18		Outside planning purview	Islands Trust Council	
3. Livability and Aesthetics	All sidewalks and pathways and the Marine Walkway will be in place by 2020 making Ganges fully 'pedestrian-friendly'	18	Not implemented	GVAP	CRD/BC Ministry	LPS
3. Livability and Aesthetics	Interesting pocket parks, lookouts and benches will be incorporated into appropriate open spaces by 2012	18		Outside planning purview	CRD	LPS
3. Livability and Aesthetics	Collaborate with community groups for stewardship ideas concerning public spaces and community awards program	18		Outside planning purview	community groups	
3. Livability and Aesthetics	PARC to develop plans for adaptation of specific park space for outdoor theatre	18		Outside planning purview	CRD/BC Ministry	
3. Livability and Aesthetics	PARC to devise guidelines and plans for areas of quiet solitude in all appropriate open spaces	19		Outside planning purview	CRD/BC Ministry	
3. Livability and Aesthetics	Ensure that Goal 1. (Accessibility) is implemented as set out in the plan to facilitate 'pedestrian' requirements	19		GVAP can support	SS LTC/MOTI/CRD	
3. Livability and Aesthetics	On an ongoing basis the APC will work with owners to ensure that business properties are not only functional but of a standard that will enhance the appearance and the overall working/shopping/living environment of the village	19		Ongoing	SS LTC	
3. Livability and Aesthetics	The ADP will review the design guidelines to ensure that they are not overly burdensome with respect to form and function and still protect the eclectic appearance of the village. However, allowance could also be made for new and innovative ideas/products	19	Not implemented		SS LTC	
3. Livability and Aesthetics	Low and medium-rise buildings (two to four stories) with covered walks, pitched roofs and wood, metal or stone cladding will predominate, with a variety of scale and sequence of buildings that reflect the history, geography, and climate of our West Coast Island. However, allowance should also be made for new and innovative ideas/products	19	Implemented	DPA	SS LTC	
3. Livability and Aesthetics	The LTC to remain sensitive to the evolutionary (growth over time) nature of development of the village and will continue to allow change to occur into the future	19	Ongoing		LTC	LPS
3. Livability and Aesthetics	Guidelines will be developed by 2009 for cascading the height of buildings as they near the harbour	19	Implemented	DPA	SS LTC	LPS
3. Livability and Aesthetics	A plan for benches and gathering places at prescribed intervals along the Marine Walkway will be developed by 2011	19		Outside planning purview	CRD/HASSI	
3. Livability and Aesthetics	The APC will develop development guidelines (height restrictions, building restrictions, landscaping and open space planning	20	Implemented	DPA	SS LTC	LPS
3. Livability and Aesthetics	PARC will establish appropriate locations for benches and rest areas along the Marine Walkway	20		Outside planning purview	CRD/HASSI	
4. Housing	By 2010 regulatory and jurisdictional requirements preventing critically needed, socially desirable and economically viable residential development projects within Ganges Village, particularly within the Upper and Lower Village core areas, have been identified and revised through a politically sensitive process	20	Not implemented	GVAP	SS LTC/CRD/NSSWD	LPS

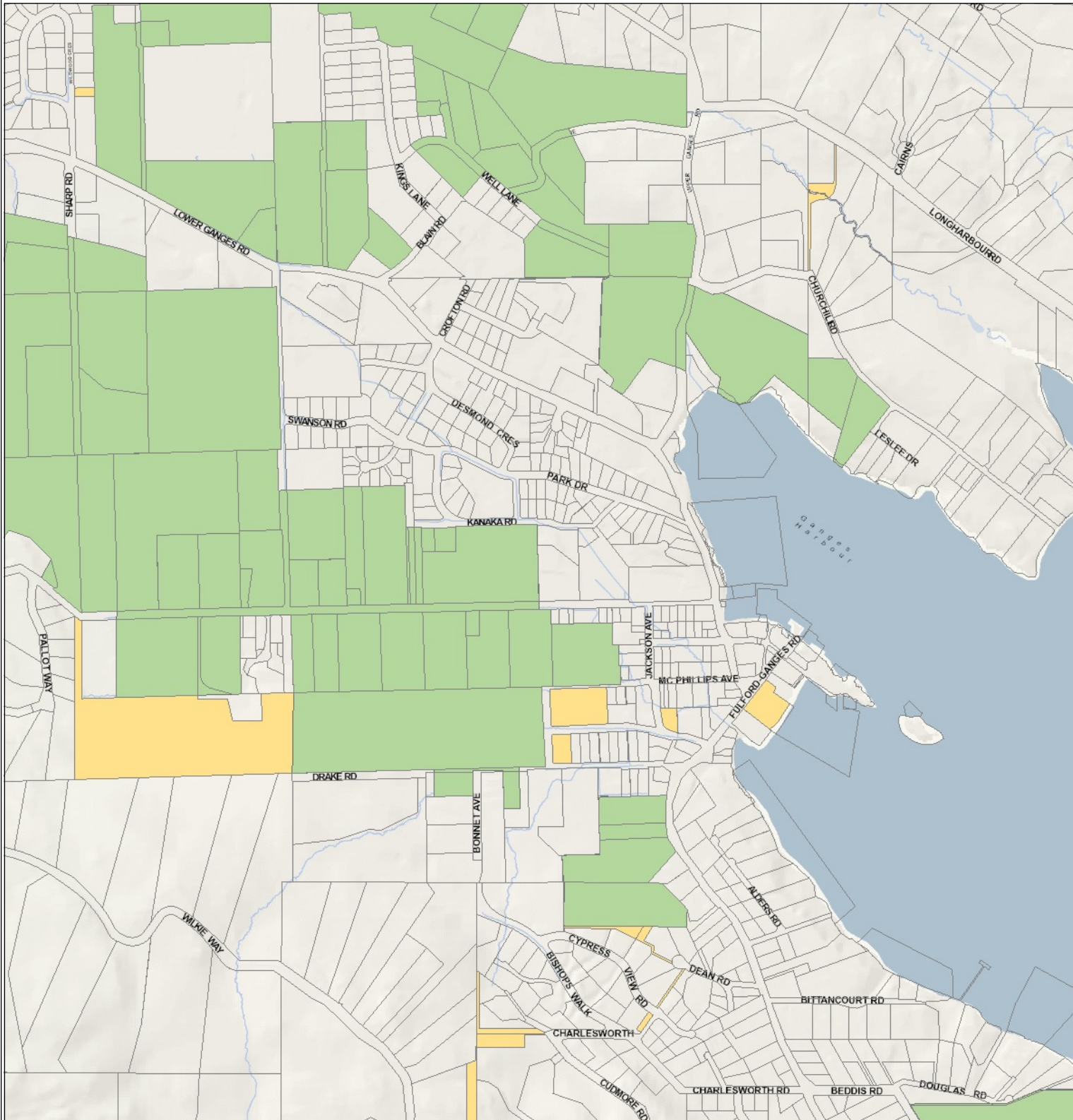
Goal	Item	Page #	Status	Responsibility	Responding Agencies	Policy to be considered in Area Plan
4. Housing	By 2020 Ganges Village is the year-round "home" to one-quarter of the Island's population. Residents of the Village enjoy the seaside ambience and the bustling activity of Ganges Harbour, and most live within walking distance of the shops and businesses of the core areas, and in close proximity to schools, parks, and medical facilities.	21	Not Implemented		all	
4. Housing	By 2020 a more balanced community demographic has emerged due primarily to the availability of modest rental apartment accommodations and suitable alternative and affordable housing developments, essentially within Ganges Village, for young families, retired couples, service sector employees, and singles of all ages.	21	Not Implemented		unknown	
4. Housing	By 2010, consortiums of project participants have successfully completed three "catalyst" housing projects within Ganges Village which demonstrate all aspects of the housing goals.	21	Not Implemented		unknown	
5. Commercial Services	By 2009 a study will be commissioned and completed to forecast the amount and type of commercial and light industrial space that will be required to meet the demand of the population that is expected to be resident on Salt Spring over the next 25 years.	21	Zoning Implemented		SS LTC	LPS
5. Commercial Services	Using the results of the above study, a village boundary will be set with the goal of providing enough commercial and industrial development potential to meet the forecast demand.	21	Anecdotal evidence that need is not being met		SS LTC	LPS
5. Commercial Services	Once the boundaries and areas are set, there will be no further commercial or industrial uses allowed outside of those areas.	21	Not implemented	OCP Policies support further GE area	SS LTC	LPS
5. Commercial Services	The Islands Trust is to work with the CRD to implement this study and follow through with setting the appropriate boundaries.	21	Not implemented		LTC/CRD	LPS
5. Commercial Services	The Islands Trust to rezone the appropriate amount of developable land to satisfy the demand of both commercial and light industrial development forecast in the study.	22	Not implemented	GVAP	LTC/CRD	LPS
5. Commercial Services	The Islands Trust is to approve no further commercial/industrial development outside of the new boundary.	22	Not implemented	Legal issue	SS LTC	LPS
5. Commercial Services	The Islands Trust is to create appropriate definitions for home based businesses that will be allowed outside of the new boundary.	22	Implemented	LUB & GVAP	SS LTC	LPS
5. Commercial Services	Commercial/Light Industrial development should occur using Green building practices.	22			SS LTC/CRD Building Code	LPS
5. Commercial Services	An increase in the residential population in the Ganges Village core is supported in all future commercial development.	22			SS LTC	
5. Commercial Services	Commercial/Light Industrial development should only be approved when water supply, sewage treatment, parking, accessibility, and safety requirements are met.	22	Implemented		SS LTC	
5. Commercial Services	Commercial building styles should support the eclectic feel that is attractive about the present Village. Future development should support qualities and items such as beautiful gateways, an attractive waterfront that is accessible to the public, continued use of covered walkways on storefronts and the successful continuation of the Saturday Market.	22	Some Implemented	GVAP	SS LTC/CRD	LPS
5. Commercial Services	Strong consideration should be given to making feasible the development of a single property that could house many of the public services that are required by the Island. This should be located with good access to alternate routes to both the Northern and Southern parts of the island. Some potential services which could be housed there include Police, Fire, Ambulance, Trust Offices, and public parking.	22		Outside planning purview	Various - SSIFR, Ambulance, CRD etc	
5. Commercial Services	Explore the potential for more long-term moorage and live-aboard zoning in the harbour.	23	Not implemented			
5. Commercial Services	To foster the growth of a variety of businesses which provide marinerelated services in the harbour.	23	Supported by OCP Policies		Chamber/HASSI	
5. Commercial Services	A stakeholder discussion will be encouraged to determine the key factors required to maintain a viable commercial sector in the village. Based upon the results of this study, specific policies will be developed to address the needs identified.	23			Chamber	
6. Security	20% of village energy needs derived from on-island sources by 2015.	24		Outside planning purview	BC HYDRO	
6. Security	Zoning and guidelines for buildings are aligned by 2008 with a credible long-term scenario for water supply to the village.	24	Not implemented		NSSWD/CRD	LPS
6. Security	Achieve consensus on how we provide long-term security for potable water in Ganges.	24	Not implemented		NSSWD/CRD	
6. Security	Develop strategies that lead to self-reliance in power generation within the village.	24	Not implemented	Outside planning purview. GVAP Can support	unknown	LPS

Goal	Item	Page #	Status	Responsibility	Responding Agencies	Policy to be considered in Area Plan
6. Security	Create capacity for achieving food security within village boundaries	24	Not implemented	Outside planning purview. GVAP Can support	SS LTC	LPS
6. Security	Electrically powered transportation	25	Not implemented		BC Transit	
6. Security	Parents with young children can be found in Centennial Park on every warm and sunny day by 2008	25	Not implemented	Outside planning purview	unknown	
6. Security	100% of children living within village walk to school by 2010	25	Not implemented	Outside planning purview. GVAP Can support	unknown	
6. Security	Zero accidents involving motorised transport with pedestrians or cyclists within village, by 2010	25	Not implemented	Outside planning purview	MOTI/CRD/SS LTC	
6. Security	Safety through environmental design	25		GVAP	SS LTC	LPS
6. Security	Coordinate a Homeless facility with drug enforcement policy for village	25	Not implemented	Outside planning purview	Community Services/RCMP	
6. Security	Re-design parking to provide secure passage and well-supervised public spaces	25	Not implemented	Outside planning purview	CRD/RCMP	
6. Security	Encourage through zoning and incentives a more distributed mix of residential and commercial land uses in core area	26		GVAP	LTC	LPS
6. Security	Improved long-term management of boat and plane movements within harbour	26	Not implemented	Outside planning purview. GVAP Can support	HASSI	LPS
6. Security	Physical separation between motorised traffic lanes and bicycle lanes	26	Not implemented	Outside planning purview. GVAP Can support	CRD/MoTI	
6. Security	50% reduction in reported losses for 2010 relative to 2005	26	Not implemented	Outside planning purview	unknown	
6. Security	Involve police in plan to address understaffing	26	Not implemented	Outside planning purview	RCMP	
6. Security	Design for a regular police presence in core of village	26	Not implemented	Outside planning purview	RCMP	
6. Security	No power outages within village boundaries by 2020	27	Not implemented	Outside planning purview. GVAP Can support	BC Hydro	
6. Security	No flooding in Ganges	27	Not implemented	Outside planning purview. GVAP Can support	unknown	
6. Security	Shoreline reinforcement	27	Not implemented	Outside planning purview. GVAP Can support	BC Ministry	
6. Security	Storm water management practices	27	Not implemented	Outside planning purview. GVAP Can support	CRD/BC Ministry/SS LTC	
6. Security	Buried power cables	27	Not implemented	Outside planning purview. GVAP Can support	BC Hydro	
6. Security	Enhanced truck ramp to village shore allows easy access by barge for full size goods trucks by 2010	28	Not implemented	Outside planning purview	unknown	
6. Security	Alternative by-pass routes	28	Not implemented	OCP Policies support	MOTI	
6. Security	Truck access to village via barge unloading dock	28	Not implemented	Outside planning purview	unknown	
7. Ganges Governance	Create partnerships to align the goals and programs of various agencies such as the Local Trust Committee (LTC), Capitol Regional District (CRD), HASSI, Ganges Sewer Committee, water districts, and other appropriate agencies	28	Not implemented	Outside planning purview. GVAP Can support	ISLANDS TRUST	
7. Ganges Governance	The Local Trust Committee will assist in identifying a mechanism to implement the Ganges Goals including assessment of barriers to achievement of the Ganges Goals	28	Not implemented	Outside planning purview. GVAP Can support	unknown	
7. Ganges Governance	The LTC will take a leadership role in creating mechanisms for collaboration among other elected officials, groups, agencies and community members to achieve the management goals and targets established for Ganges Village	28	Not implemented	Outside planning purview. GVAP Can support	unknown	
7. Ganges Governance	The LTC will take a leadership role in requesting working agreements between the trust and other agencies and organizations to assist in achieving the Ganges Village Goals and targets	29	Not implemented	Outside planning purview. GVAP Can support	ISLANDS TRUST	
7. Ganges Governance	By 2008, the Local Trust Committee will assist in forming a working group or groups composed of elected officials, agencies and community group, to perform one or more of the following key roles/tasks: 1. Continuity of leadership; 2. Monitor OCP achievements; 3. Support collaboration; 4. Help community understand government & non-government organizational roles	29	Not implemented	Outside planning purview. Not supported by Local Government Act & Community Charter	unknown	
7. Ganges Governance	The LTC will create partnerships to provide a range of educational and communication programs which would inform and involve the general public and community leaders in solving community problems	29	On-going	GVAP		LPS

Goal	Item	Page #	Status	Responsibility	Responding Agencies	Policy to be considered in Area Plan
7. Ganges Governance	The LTC will in cooperation with others, develop a communications strategy to inform the public on planning process committees, events and documents such as posting information on the committees including their meeting times and minutes on the SSI website	29	Implemented			
7. Ganges Governance	Provide a regulatory authority through a Development permit Area to achieve the Ganges Village Goals	29	Implemented		SS LTC	
7. Ganges Governance	Create a sense of identity through gateways and distinctive design features	29		GVAP	LTC/CRD/BC Ministry	LPS
7. Ganges Governance	Create a community that is walk able and accessible by children, seniors, visitors, residents and workers	29		GVAP	LTC/CRD/BC Ministry	LPS
7. Ganges Governance	Achieve a complementary balance of land uses and landscapes such as natural areas, open space, housing, commercial, industrial and tourist accommodations	29		GVAP	SS LTC	LPS
7. Ganges Governance	Create distribution areas for new "green" infrastructure systems to cope with emissions or to take advantage of mixed loads. This includes reclamation water, and two pipe systems for buildings, water piping and connections for district heating, constructed wetlands, and best practices for storm run-off	30		GVAP	CRD/BC Ministry/SS LTC	LPS
7. Ganges Governance	Create buffer zones at the containment boundary to avoid conflicts in land use and create access to green spaces	30		GVAP	LTC	LPS
7. Ganges Governance	Preserve key ecological functions such as avoiding construction on productive wetlands or in the floodplain	30	Implemented		SS LTC	
7. Ganges Governance	Reserve sufficient local resources for village survivability and choice such as opportunities to grow food, sufficient water and incrementally lower cost sewer capacity	30		GVAP	BC Ministry	LPS
7. Ganges Governance	Ensure access, views and development control along the waterfront	30	Partial	GVAP	HASSI/CRD/BC Ministry	LPS
7. Ganges Governance	Ensure sufficient land and zoning to accommodate the many commercial functions that the island expects to find in a village	30	Implemented		SS LTC	
7. Ganges Governance	Providing a good balance of jobs to dwellings within the village	30		Outside planning purview. GVAP Can support	SS LTC/NSSWD/CRD	LPS
7. Ganges Governance	Avoid leapfrog development (which tends to make infill development more costly) by achieving densification incrementally from the center outwards towards the containment boundary	30	Implemented			
7. Ganges Governance	The village cores shall correspond to a limited area around a central point such as the Tourist Information Center for Lower Ganges Village and the GVM store for the Upper Ganges Village	30		GVAP	LTC	LPS
7. Ganges Governance	The Containment Boundary shall correspond to a specific boundary within which will be built all new high-density development such as multi-family development and higher density commercial or tourism-oriented development	30	Implemented		SS LTC	
7. Ganges Governance	The Village Containment Boundary shall contain land zoned for agricultural, residential, commercial use, industrial use, and parkland	30	Implemented		SS LTC	
7. Ganges Governance	Land within the Village Containment Boundary currently zoned ALR shall be maintained as agricultural land within the village. Production of food on this land will be supported, in combination with other complementary uses	30	Implemented		SS LTC/ALC	
7. Ganges Governance	The ALR lands directly north of Jackson occupy a central place within the village boundaries and if possible this land shall be acquired without rezoning, possibly in partnership with a not-for-profit society, and developed to serve as a diverse, active 'green heart' to the village	30	Requires ALC approval		BC Ministry	
7. Ganges Governance	Encourage infill development by rezoning land in the village cores for greater density and mixed use by transferring densities from outside the containment boundary.	31	Not implemented	GVAP can support	SS LTC	LPS
7. Ganges Governance	Economic benefit bestowed on landowners by rezoning, relaxing standards, increasing height limits, etc will be balanced by requiring a certain percentage of affordable housing and other community benefits such as energy efficient construction, sidewalks, etc. based on formula that reflects realistic economic feasibility	31	Not implemented	GVAP		LPS
7. Ganges Governance	Sewer service is most efficiently used and financially supported in more densely populated areas. Availability of sewer service tends to encourage more dense development. Therefore a target is to confine sewer service to within the Village Containment Boundary.	31	Not implemented	Outside planning purview. GVAP Can support	CRD/BC Ministry	LPS
7. Ganges Governance	Ensure that adequate water is available in Ganges Village	31	Implemented		NSSWD/CRD	

Goal	Item	Page #	Status	Responsibility	Responding Agencies	Policy to be considered in Area Plan
7. Ganges Governance	The LTC will ask the Liquid Waste Committee to prepare an estimate of how much sewer capacity can be developed at the lower incremental cost, and how many residents and business this can serve. Lady Minto Hospital, RCMP, Fire District will be asked to estimate their water and sewer needs for a population of 18,000 people.	31	Not implemented	Outside planning purview		LPS
7. Ganges Governance	The Local Trust Committee will work with the Ganges Liquid Waste Committee to allocate the lower cost sewage capacity among the following demands so that lower cost capacity is not exhausted before the above needs are met.	31	Not implemented	Outside planning purview	ISLANDS TRUST/CRD	
7. Ganges Governance	To prevent sprawl, the LTC and Liquid Waste Committee will create an agreement not to extend service beyond the Village Containment Boundary.	31	Not implemented		ISLANDS TRUST/CRD	
7. Ganges Governance	An agreement will be created between the LTC and the North Salt Spring Waterworks District regarding reservation of sufficient water supplies for existing zoning capacity within the Ganges Village Containment Boundary and adoption of water conservation programs to meet that demand.	32			ISLANDS TRUST/NSSWD	

Proposed Items	Total	Implemented	
Targets (T)	102		
Policies (P)	133		
Overall	235	25	11%



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



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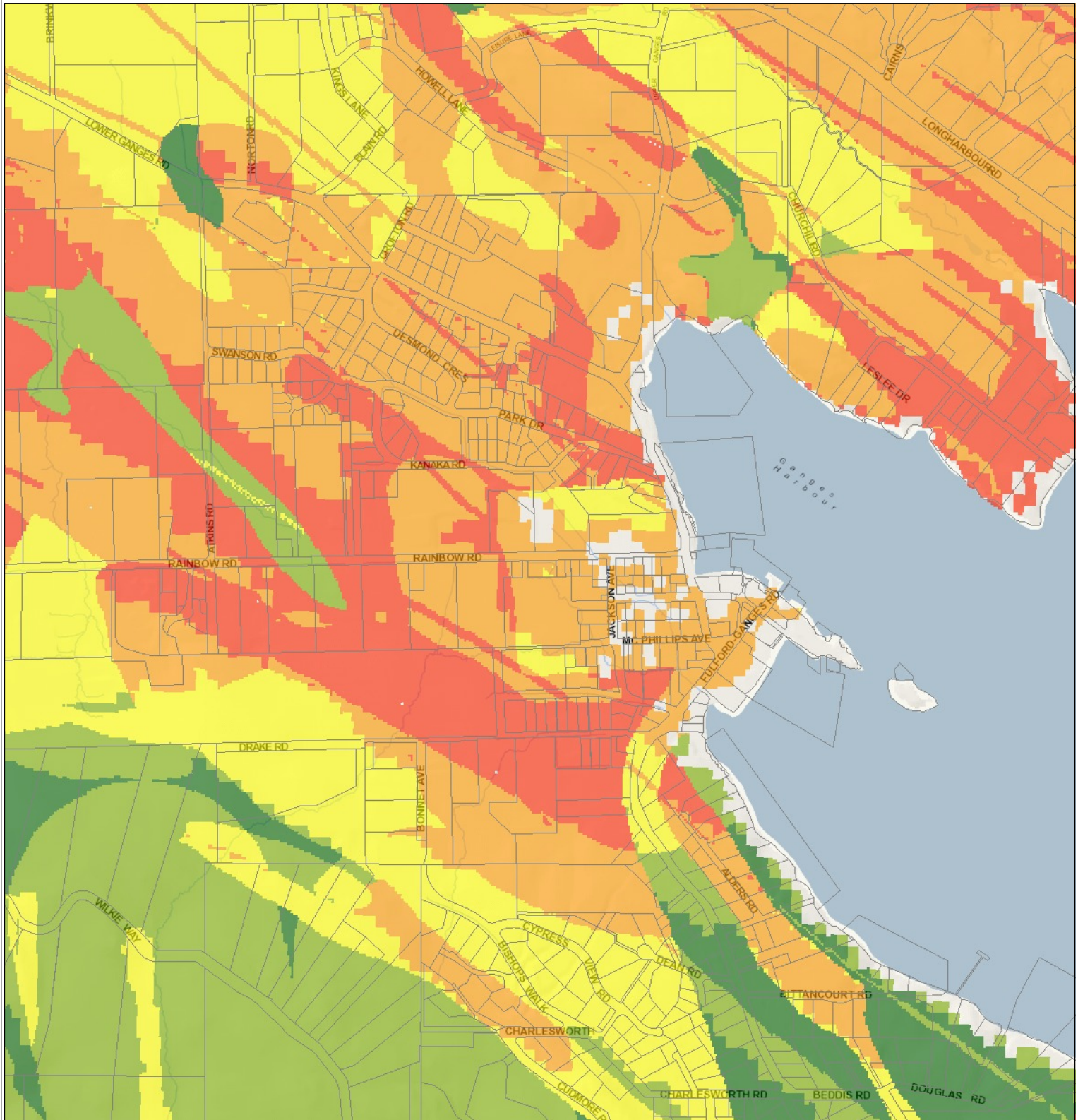


LEGEND - Base Maps

-  Property Boundary
-  Roads
-  Water Courses
-  Lakes
-  Zoning Boundary
- Zoning Class**
-  Not Zoned
-  Commercial/Industrial
-  Community
-  Residential
-  Resource
-  Water
- Contours**
-  Index Contour
-  Intermediate Contour

LEGEND - Operational Layers

-  Agriculture Land Reserve
- Parks**
-  Federal Marine Park
-  Federal Park
-  Provincial Marine Park
-  Provincial Park
-  Regional Park



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




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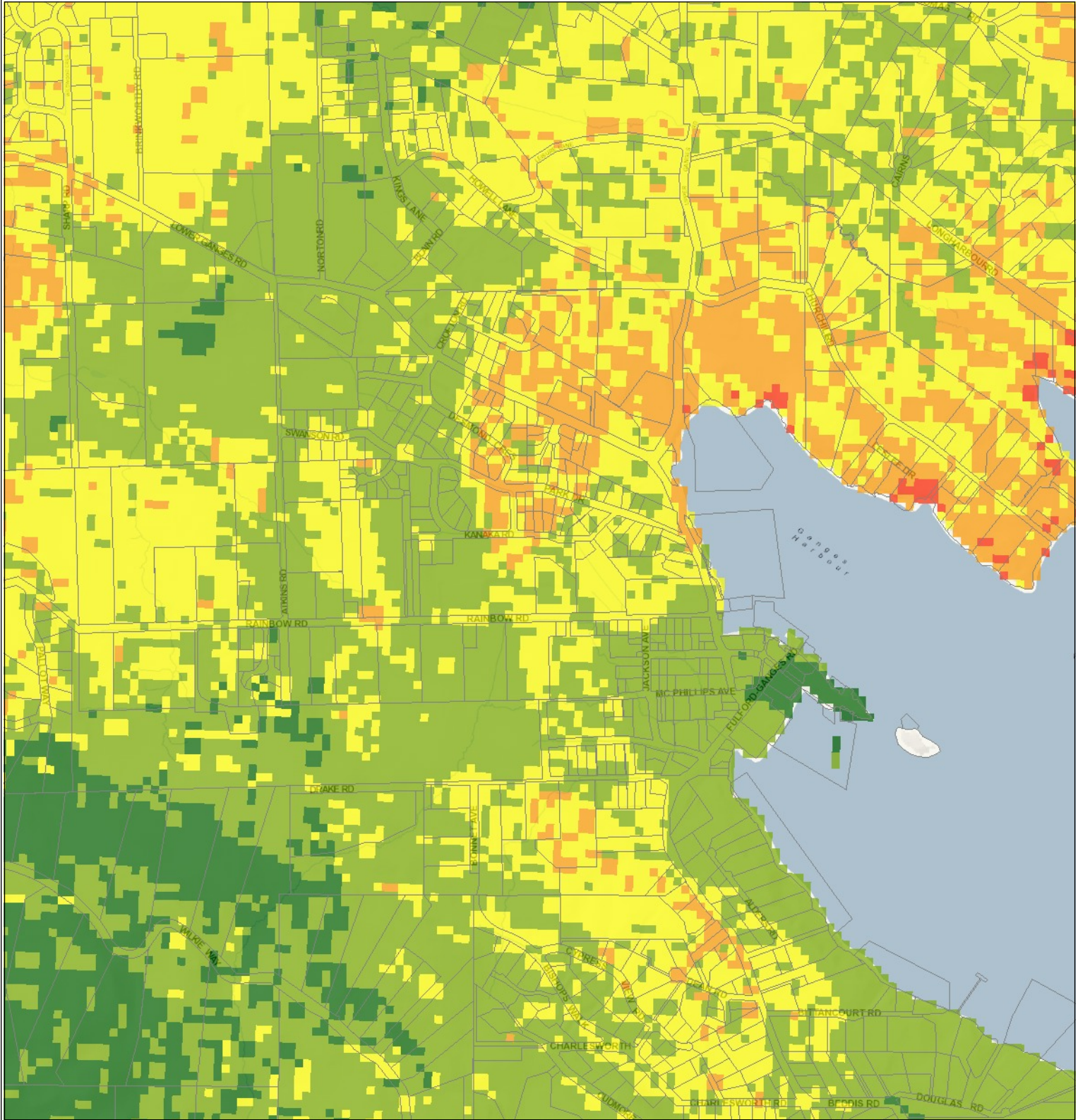


LEGEND - Base Maps

-  Property Boundary
-  Roads
-  Water Courses
-  Lakes
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- Zoning Class**
-  Not Zoned
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- Contours**
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-  Intermediate Contour

LEGEND - Operational Layers

- Aquifer Intrinsic Vulnerability**
-  Moderate 107 - 122



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



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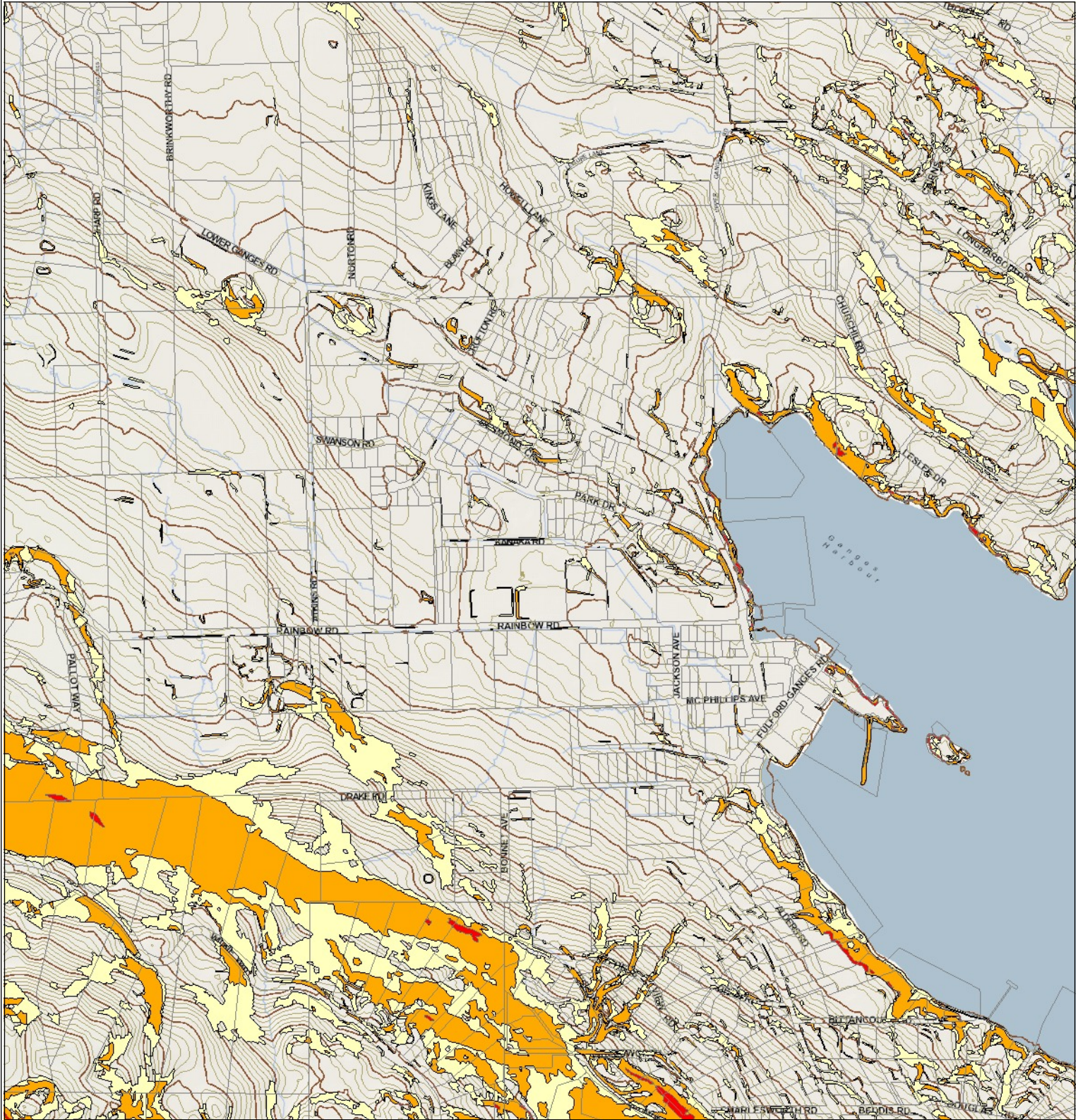


LEGEND - Base Maps

-  Property Boundary
-  Roads
-  Water Courses
-  Lakes
-  Zoning Boundary
- Zoning Class**
-  Not Zoned
-  Commercial/Industrial
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- Contours**
-  Index Contour
-  Intermediate Contour

LEGEND - Operational Layers

- Aquifer Vulnerability to Saltwater Intrusion**
-  Moderate



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







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


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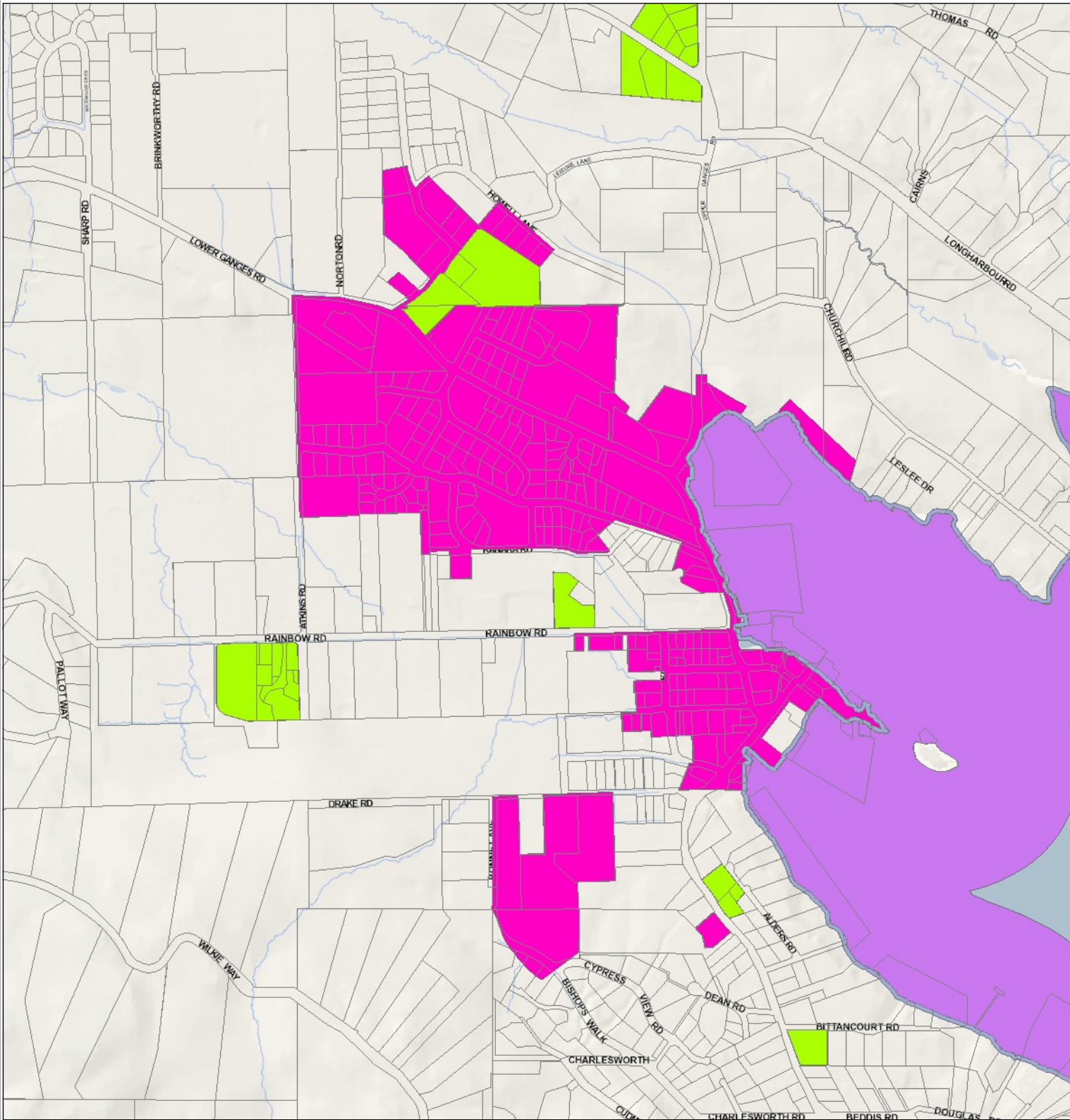


LEGEND - Base Maps

-  Property Boundary
-  Roads
-  Water Courses
-  Lakes
-  Zoning Boundary
- Zoning Class**
-  Not Zoned
-  Commercial/Industrial
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LEGEND - Operational Layers

-  High Risk
-  Moderate Risk
-  Low Risk



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



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LEGEND - Base Maps

-  Property Boundary
-  Roads
-  Water Courses
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LEGEND - Operational Layers

-  Non-Village Commercial & General E
-  Shoreline - Foreshore
-  Shoreline - On-land portion
-  Island Villages



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



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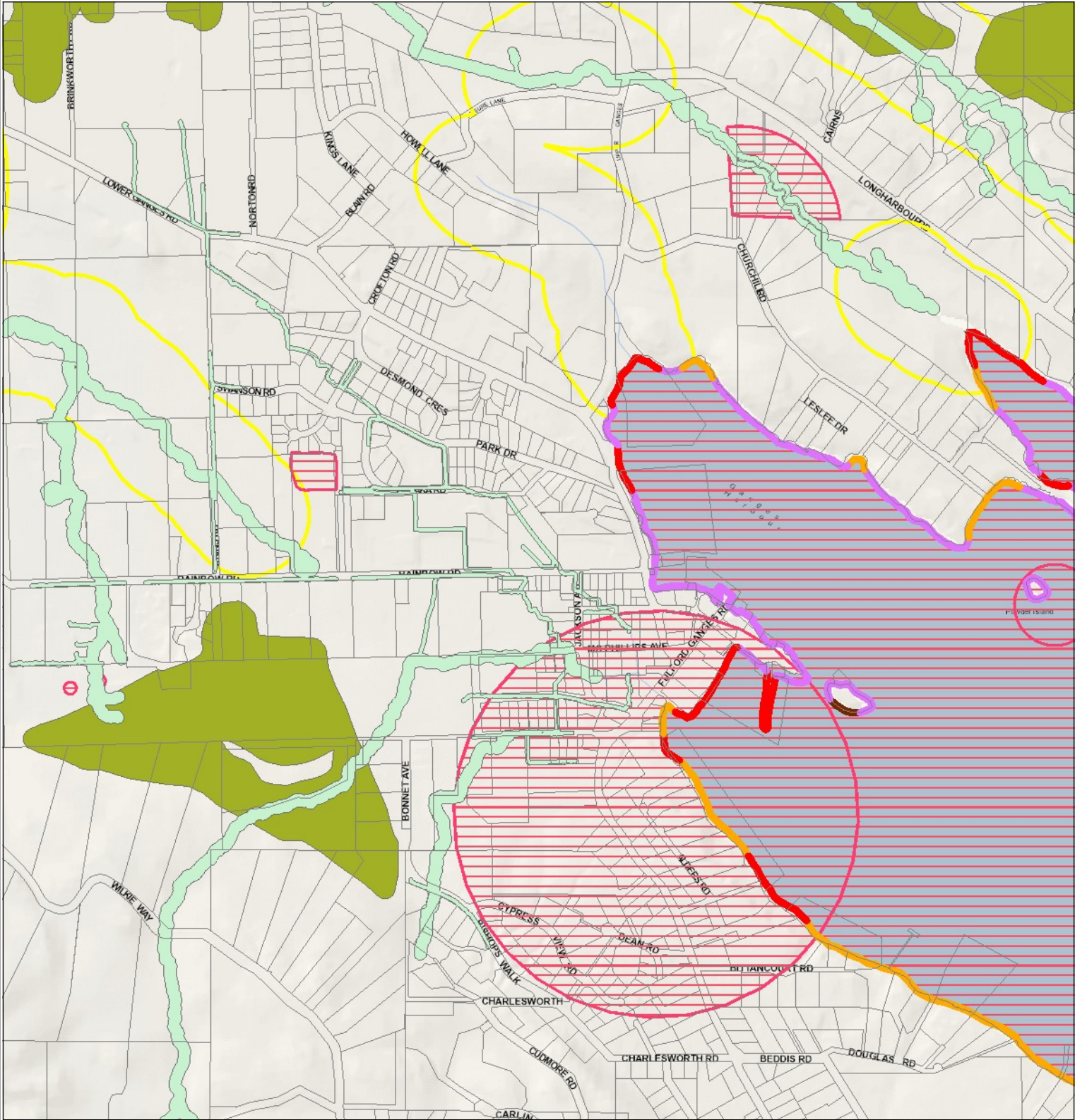
LEGEND - Base Maps

-  Property Boundary
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- Zoning Class
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LEGEND - Operational Layers

-  BCTransit Bus Stops
-  Heritage Conservation Area

-  Building Footprints



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



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LEGEND - Base Maps

-  Property Boundary
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LEGEND - Operational Layers

-  Map28 - Riparian
- Shore Zones (Islands Trust)**
-  Bluffs
-  Boulder/Cobble Beach
-  Estuaries/Tidal Flats
-  Pebble/Sand Beach
-  Sea Cliff
-  SAR (public) Species
-  SAR (public) Ecological Community
-  SAR Critical Habitat (Public)

