



AGENDA

GANGES VILLAGE AREA PLANNING TASK FORCE

Date: Thursday, February 17, 2022
Time: 10:00 AM
Location: Salt Spring Island Baptist Church - Lower Hall, 520 Lower Ganges Road

- 1. ELECTION OF CHAIR/VICE CHAIR** **10:00 - 10:10**
- 2. AGENDA** **10:10 – 10:15**
 - 2.1. Approval of Agenda
- 3. MINUTES OF PREVIOUS MEETINGS** **10:15 – 10:20**
 - 3.1. Draft minutes of the December 16, 2021 – HAPTF Meeting – For adoption Page 2
- 4. ADMINISTRATIVE BUSINESS** **10:20 – 11:30**
 - 4.1 Ganges Village Planning Task Force Resolutions (for information) Page 6
 - 4.2 2022 Meeting Schedule (for approval) Page 14
 - 4.3 Planning for Two-day Workshop with Ahne Studio
- 5. OTHER BUSINESS** **11:30 – 12:00**
 - 5.1. Monthly updates to LTC through Chair (standing item)
 - 5.2. Instruction on maps printing
- 6. ADJOURNMENT**

ATTACHMENTS



Ganges Village Area Planning Task Force Meeting Minutes

Date: Thursday, December 16, 2021

Location: Baptist Church, Lower Hall
520 Lower Ganges Road

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

Regrets: None

Absent: Jesse Brown

Staff Present: Louisa Garbo, Island Planner
Geordie Gordon, Planner 2
Rob Pingle, Recorder

Others Present: Peter Grove, Trustee
Jennifer Fix, Ahne Studio (by phone)
Lucas Ozols-Mongeau, Ahne Studio (by phone)
One member of the public

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

Acting Chair McClean called the meeting to order at 10:08 a.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

By general consent, the agenda was adopted.

2. MINUTES OF PREVIOUS MEETINGS

2.1 Approval of Draft Minutes for December 1, 2021

It was **MOVED** and **SECONDED**,

That the minutes of the December 1, 2021 Ganges Village Area Task Force meeting be adopted.

CARRIED

DRAFT

1

3. PUBLIC ENGAGEMENT ACTIVITIES UPDATE (AHNE STUDIO)

There was discussion about the recent Local Trust Meeting resolution to engage Ahne Studio to facilitate the two-day retreat.

Jennifer Fix and Lucas Ozols-Mongeau joined by phone at 10:15 a.m.

Ahne Studio spoke to the engagement activities held in Ganges this month and noted 380 survey participants so far. Lucas did mobile pop-up engagements. The Walk shops, conversation circle, and drop in event were successful. 30 people attended the drop-in event with deep engagement happening on multiple stations focused on planning ideas for the Ganges Village.

Demographic information for the survey participants thus far was discussed to identify who has not been represented in the data collection. Pop-up engagement locations were identified as Creekside Commons, Country Grocer and the Rainbow Road Pool. Waterfront access was a major theme.

School engagement was identified as a next step in the new year as well, as focused virtual sessions in thematic groups. Community agencies have been contacted directly to ensure participation in these virtual sessions.

A member discussed the possible technical issue of the afternoon walk shop session being advertised as full. It was noted that there was a time limit to enrolling so that preparations could be made. There was also discussion of the vaccine passport requirement for the library drop-in event. It was noted that one participant that did not have proof of vaccination was engaged outside the building with a member of the team. Family Place was identified as a good agency to connect with to engage the young families on the island.

Member Moffat arrived at 10:32 a.m.

There was discussion about the high quality engagement at the walk shops and drop-in event.

Next steps were presented by Jennifer and how the information will be shared with the Task Force. The community charrette, a second survey and meeting with a community knowledge keeper was discussed.

Jennifer and Lucas left the meeting at 10:40 a.m.

4. MEMBERS REPORTS

Acting Chair McClean spoke to the resolution by the Local Trust Committee to include the Housing Task Force to participate in the planned design workshop for the Ganges Task Force. The length, timing and content of the workshops were discussed.

There was discussion regarding the need for member reports as part of the agenda.

5. ADMINISTRATIVE UPDATE

5.1 Draft Bylaw No. 527 – Fees Bylaw - Staff Memorandum

Planner Gordon presented the Fees Bylaw Memorandum.

There was discussion about the addition of parking to the community amenities list. There was discussion about the intersection of community amenities and temporary use permits. There was discussion about the addition of public art to the list as well as the broadening of the Environmentally Sensitive Areas section. There was discussion about the provision of and maintenance to public boardwalks. There was discussion about the provision of waste removal as a community benefit.

5.2 Ganges Village Area Planning Task Force Resolutions

The information was received.

5.3 2007 Report Review

There was a question about the 25% local electricity generation item, the lack of action on the item and how this could be addressed in the future. There was discussion about how items can be made actionable for the future plan.

Member MacKie left the meeting at 11:30 a.m.

There was discussion about the specificity of jurisdiction that is required when the Local Area Plan is adopted. It was considered asking staff which items are eligible for a Local Area Plan and which were not, so that the Task Force's time is used effectively. It was noted that the Salt Spring Island Official Community Plan includes "Others are encouraged to" items that could be relevant to the Task Force and making the Local Area Plan effective. There was discussion about strategic planning versus tactical planning that can be included in the Local Area Plan.

5.4 Mapping Request update

Staff asked members to consider the combined layers and the area to be represented in the maps for the next meeting.

5.5 2022 meeting dates and times

Staff noted that in 2022 meetings will only be held on third Thursday of the month from 10:00 a.m. to 12:00 noon as resolution number 18 has expired.

6. OTHER BUSINESS

6.1 General Discussion

There was insufficient time to move to this subject.

6. ADJOURNMENT

The meeting adjourned at 12:12 p.m.

Jenny McClean, Acting Chair

CERTIFIED CORRECT:

Rob Pingle, Recorder

DRAFT

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	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.	Alyssa Bradley presented a legal orientation	15-Jul-21
5	17-Jun-21	That the minutes of the May 20, 2021 Ganges Village Area Task Force meeting were adopted with the following amendments: <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	That the minutes of the April 15, 2021 Ganges Village Area Task Force meeting were adopted with the following amendments: <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



Islands Trust

2022 Regular Meetings Ganges Village Area Planning Task Force

AS of January 14, 2022 Regular Meetings are scheduled for:

DATE		TIME	LOCATION
Thursday	February 17	10:00 AM	Baptist Church 520 Lower Ganges Road
Thursday	March 17	10:00 AM	Baptist Church 520 Lower Ganges Road
Thursday	April 21	10:00 AM	Baptist Church 520 Lower Ganges Road
Thursday	May 19	10:00 AM	Baptist Church 520 Lower Ganges Road
Thursday	June 16	10:00 AM	Baptist Church 520 Lower Ganges Road
Thursday	July 21	10:00 AM	Baptist Church 520 Lower Ganges Road
Thursday	August 18	10:00 AM	Baptist Church 520 Lower Ganges Road
Thursday	September 15	10:00 AM	Baptist Church 520 Lower Ganges Road
Thursday	October 20	10:00 AM	Baptist Church 520 Lower Ganges Road
Thursday	November 17	10:00 AM	Baptist Church 520 Lower Ganges Road
Thursday	December 15	10:00 AM	Baptist Church 520 Lower Ganges Road

The proposed meeting agenda is usually available one week prior to the meeting and may be obtained at the Islands Trust office or on our website.

VISIT OUR WEBSITE: www.islandstrust.bc.ca

CONTACT US AT 250-537-9144 OR: ssiinfo@islandstrust.bc.ca