



AGENDA

GANGES VILLAGE AREA PLANNING TASK FORCE

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

- 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 February 17, 2022 – HAPTF Meeting – For adoption Page 2

- 3. ADMINISTRATIVE BUSINESS** **10:10 – 11:30**
 - 3.1. Ganges Village Planning Task Force Resolutions (for information) Page 6
 - 3.2. 2007 Report vs. new Area Plan policies
(Attachment 1 & Attachment 2)
 - 3.3. Planning for the Two-day Workshop (Attachment 3 & 4)

- 4. OTHER BUSINESS** **11:30 – 12:00**
 - 4.1. Monthly updates to LTC through Chair (standing item)
 - 4.2. Instruction on maps printing (Attachment 5)
 - 4.3. Land Use Designations
 - 4.4. Relationship with CRD technical working group

- 5. ADJOURNMENT**

ATTACHMENTS

Attachment 1	Consideration of policies/recommendations from 2007 Report	Page 14
Attachment 2	Chair's comments dated Feb 28 th , 2022	Page 20
Attachment 3	Potential Work Plan from John Gauld	Page 24
Attachment 4	Proposed Two-Day Workshop Agenda	Page 25
Attachment 5	Maps	Page 27



Ganges Village Area Planning Task Force Meeting Minutes

Date: Thursday, February 17, 2022

Location: Baptist Church, Lower Hall
520 Lower Ganges Road

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

Regrets: None

Absent: None

Staff Present: Louisa Garbo, Island Planner (by phone)
Geordie Gordon, Planner 2
Rob Pingle, Recorder

Others Present: Peter Grove, Trustee
Lucas Ozols-Mongeau, Ahne Studio (by zoom)

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

Staff Garbo called the meeting to order at 10:03 a.m.

1. ELECTION OF CHAIR/VICE CHAIR

Staff spoke to the APC bylaw and recommended that although a chair should be elected annually as new members may be joining shortly, recommendation is to wait until LTC made the appointments. It was also recommended that the agenda be amended to include discussion of the make up of the task force membership.

There was discussion about attendance.

It was MOVED and SECONDED,

That the Ganges Village Area Planning Task Force have an election of the chairperson.

DEFEATED

Acting Chair McLean resumed duties as chair.

2. AGENDA

2.2 Approval of the Agenda

It was proposed that the agenda be amended to include:

5.3 Proposed Work plan

5.4 Review of 2007 Ganges Focus Group Report

5.5 Relationship with CRD technical working group

By general consent, the agenda was adopted as amended.

3. MINUTES OF PREVIOUS MEETINGS

3.1 Approval of Draft Minutes for December 16, 2021

It was requested that the attendance of members be moved from Absent to Regret and to change the previous minutes to state such. Staff explained that the two have separate meaning and the minutes from previous record cannot be changed.

Member Brown left the meeting at 10:31 a.m.

It was MOVED and SECONDED,

That the minutes of the December 16, 2021 Ganges Village Area Task Force meeting be adopted as presented.

CARRIED

4. ADMINISTRATIVE BUSINESS

4.1 Ganges Village Planning Task Force Resolutions

The resolutions were received.

4.2 2022 Meeting Schedule

There was discussion about the timing of the meetings. There was discussion about the frequency of meetings each month. It was suggested that staff participation at meetings outside the work day would require consultation with the Regional Planning Manager. There was a suggestion that adding a second meeting per month would be beneficial after that

It was MOVED and SECONDED,

That the Ganges Village Area Planning Task Force accept the agenda as presented.

CARRIED

It was MOVED and SECONDED,

That the Ganges Village Area Planning Task Force ask staff to investigate the timing of meetings on the scheduled dates from 4-6pm.

CARRIED

4.3 Planning for Two-day Workshop with Ahne Studio

Lucas Ozols-Mongeau spoke to creating technical documents in advance and the details sought for the workshop. The first day was proposed for foundations to establish a vision for the village to then create a set of goals which will set design options. Staff could present constraints and opportunities. Day two was proposed to focus on landing ideas for the village, including a walking tour of the village as well as physical mapping around design concepts for the village. The day could be wrapped up with an invitation to the public at large or a review of the work by the task force.

It was suggested that a walk around should occur on the first day rather than the second. The people to participate in the workshop was discussed. It was suggested that more work needs to be accomplished in advance of the workshop to ensure that landing of the ideas happens within the time constraints. It was suggested that the members of the task force wouldn't need a walk around. It was suggested that inviting the community into the meeting was too early in the process. It was suggested that the focus should be on land use planning rather than design and form for the village. It was discussed that there would be a benefit to explore the four corners of the area within the plan.

There was discussion about the date of the workshop. Staff recommended it be held as soon as possible and referred to the upcoming community design charrette. It was discussed about including members of the Housing Action Program Task Force. The timing of new members joining the task force was discussed and how that impacts the meeting for the workshop.

It was MOVED and SECONDED,

That the Ganges Village Area Planning Task Force schedule a two day workshop be held on Saturday March 26 and Sunday March 27 and have it organized around the remarks made in the meeting.

CARRIED

It was suggested that the workshop focus on transportation and housing issues as a larger discussion may be overwhelming. It was suggested that Ahne Studio is well positioned to create an agenda that could then be reviewed to create consensus on the focus of the workshop. The inclusion of First Nation consultation was discussed. There was discussion about the invitation of other groups to participate for some portion of the workshop. It was discussed that the inclusion of the engagement summary will be helpful to develop the vision.

By general consent, it was agreed that representatives from the Salt Spring Island Transportation Commission and the Housing Action Program Task Force be invited to the workshop to discuss their opinions on the Ganges area plan.

It was suggested that land use is the area that Islands Trust has control and it should be the focus of the workshop. There was reference to the 2007 report as providing the key areas that Islands Trust can expect to have the most control over.

Lucas Ozols-Mongeau left the meeting at 11:39 a.m.

5. OTHER BUSINESS

5.1 Monthly updates to LTC through Chair

The item was not discussed due to a lack of time.

5.2 Instruction on maps printing

The item was not discussed due to a lack of time.

5.3 Proposed Work plan

The item was not discussed due to a lack of time.

5.4 Review of 2007 Ganges Focus Group Report

The item was not discussed due to a lack of time.

5.5 Relationship with CRD technical working group

The item was not discussed due to a lack of time.

6. ADJOURNMENT

The meeting adjourned at 12:04 p.m.

Jenny McClean, Acting Chair

CERTIFIED CORRECT:

Rob Pingle, Recorder

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.	Workshop scheduled for March 26-27	17-Feb-22
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>	Staff provided examples and have made further refinements to this request	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

Ganges (Shiya’hwt/SYOWT) Village Area Plan 2023-2050

TABLE OF CONTENT

PART 1: INTRODUCTION

Area Plan Study Boundary
 Vision Statement

PART 2: OBJECTIVES AND POLICIES

<p>Area Plan elements from task force:</p> <ul style="list-style-type: none"> Land Use Housing Transportation Environment Ecosystems Infrastructure Servicing 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 First Nations 	<p>Suggestions from Staff:</p> <ul style="list-style-type: none"> Chapter 1 Land Use Residential, Commercial, Industrial, urban design, arts and culture, recreation and Parks Chapter 2 Housing Livability, affordability, accessibility, complete community, public open space Chapter 3 Transportation Multimodal transportation, accessibility, traffic safety, walkability Chapter 4 Infrastructure Servicing Water, storm-water, sewer, and sanitation Chapter 5 First Nations Reconciliation, Culture and History, Archeological Significance Chapter 6 Climate change resiliency Built environment, ecosystems and watersheds Chapter 7 Economic Sustainability Harbour, water front, business development, tourism Chapter 8 Health and Food Security
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PART 3: IMPLEMENTATION PROGRAM

Items must be within the purview of Local Planning Service

APPENDIX

Land Use

- To make Ganges a barrier-free Village
 - Islands Trust to consider that appropriate zoning is in place to foster a variety of marine services
 - Encourage through zoning and incentives a more distributed mix of residential and commercial land uses in core area
 - Achieve a complementary balance of land uses and landscapes such as natural areas, open space, housing, commercial, industrial and tourist accommodations
 - Create buffer zones at the containment boundary to avoid conflicts in land use and create access to green spaces
 - Ensure access, views and development control along the waterfront
 - Providing a good balance of jobs to dwellings within the village
 - 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
 - Encourage infill development by rezoning land in the village cores for greater density and mixed use by transferring densities from outside the containment boundary.
 - 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
- Urban Design, Arts & Culture
- We will maintain the distinction of being the “Best Small Arts Community in North America” for the next 5 years
 - DPA guidelines for Ganges and the design guidelines for the Heritage core
 - All new public buildings will be barrier-free on all levels and all new private-sector buildings will be encouraged to be barrier-free
 - sufficient parking is made available for the disabled and those in need
 - Use the planned pathway between the upper and lower villages and the recreation centre to develop design guidelines and policies
 - Guidelines will be developed by 2009 for cascading the height of buildings as they near the harbor
 - The APC will develop development guidelines (height restrictions, building restrictions, landscaping and open space planning
 - Commercial/Light Industrial development should occur using Green building practices
 - 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
 - Safety through environmental design
 - Create a sense of identity through gateways and distinctive design features
- Recreation & Parks
- Interesting pocket parks, lookouts and benches will be incorporated into appropriate open spaces by 2012

Housing

- Sufficient multi-family and multi-use zoning will be created to enable several modest scale housing developments to take place within the village on an annual basis over the next 10 years
- 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
- Live/work facilities and small studios within the village will be allowed and encouraged

- 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
- Encourage through zoning and incentives a more distributed mix of residential and commercial land uses in core area

Transportation

- 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
- 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
- Circulation patterns and traffic calming measures serve to gently regulate the speed of motorized vehicles consistent with the ambience of a seaside village
- Through-traffic is provided alternate routes through and around the village
- 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
- Create a community that is walk able and accessible by children, seniors, visitors, residents and workers

Infrastructure Servicing

- Zoning and guidelines for buildings are aligned by 2008 with a credible long-term scenario for water supply to the village

First Nations

Climate Change Resiliency

Built environment

- Develop strategies that lead to self-reliance in power generation within the village
- All development proposals are guided by this objective, from the beginning of the approval process. For instance, new development protects ESA's
- Use native species for new and replacement landscape plantings
- Require plants that do not require irrigation in the summer
- All new developments will include restoration and remediation of their streams
- All water leaving a property will be as clean as when it entered
- Support existing awards programs that recognize and support stewards of the environment
- Implement green filtration of run-off along the shoreline – with an appropriate drainage plan for all properties adjacent to the water
- Percentage of open space with tree canopy
- Treatment of pollutants is done in innovative practices, including the use of wetlands
- Creation of Surge ponds and filtration wetlands that create absorbent landscapes
- Drip irrigation systems are required for all new landscaping
- Percentage of Ganges Streets with coverage by tree canopy and evergreen trees
- Percentage of native trees and plantings
- Create a tree planting plan that emphasizes native trees
- Require planting of street trees in new developments
- Encourage plantings in existing developments where possible
- All new developments incorporate trees & plants that do not require irrigation in the summer
- Restrict/ban the use of pesticides and herbicides for cosmetic purposes throughout Ganges
- Expand heritage tree protection mechanisms to entire Village area
- An annual report-out on green practices in Ganges Village and the health of its ecosystem
- Various interests with regulatory mandates, as well as citizen input, collaborate regularly to oversee planning for Village and for the environment

- Residents, owners and the general public understand how decisions are made vis a vis the environment
- Preserve key ecological functions such as avoiding construction on productive wetlands or in the floodplain
- % of reduced automobile free zones once public transportation is in place
- All wood stoves meet the highest US EPA air quality standards
- Reduce automobile use in the Ganges core area
- New construction guidelines includes requirement that wood burning units meet the highest US EPA air quality standards
- New light industrial businesses meet zero emissions standards
- All new public buildings to achieve the highest possible industry developed green standards
- All new private construction is encouraged to undertake industry developed green standards
- New building and/or alterations to existing buildings will meet impact assessments for energy efficiency, solar access, and noise
- Enhance building design guidelines to the highest environmental standards (LEEDS), to be tested on the new library and new fire hall
- Apply to Ministry for permission to regulate enhanced energy efficiency of buildings
- 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

Health and Food Security

- Create capacity for achieving food security within village boundaries
- Create a sense of identity through gateways and distinctive design features
- Reserve sufficient local resources for village survivability and choice such as opportunities to grow food, sufficient water and incrementally lower cost sewer capacity

Economics Sustainability

- 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
- By 2020 assure public access to the harbor
- 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
- Work with all stakeholders in the Harbour on a Harbour Management Plan that includes a balance between public and private uses, and ensures safety in the Harbour

Vision?

- 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

First Nations

Collaborative Policies (either in its own section of within each area plan element)

- 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
- 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

- 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
- 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
- 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

Transportation and Mobility

- Collaborate with B.C. Ministry of Transportation (MoTH) and the Transportation Commission for the provision of sidewalks in the Village
- Collaborate with provincial and local agencies to create a reasonably viable shuttle service for the Village for moving people at peak times
- Collaborate with MoTH regarding speed limit reductions, calming measures at intersections and connecting appropriate roads
- Collaborate with provincial and local agencies for the construction of all dedicated, but undeveloped, roadways in the Village
- 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
- 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
- All sidewalks and pathways and the Marine Walkway will be in place by 2020 making Ganges fully 'pedestrian-friendly'

Infrastructure Servicing

- 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
- 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

Implementation

Housing

- Revise regulations to allow for more live/work options

Harbour

- 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 private uses within the harbour
- Negotiate with private marinas to provide transient moorage to the public during busy summer period
- 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 private uses within the harbour
- Explore the options at the creek alongside Island Escapades for an improved canoe/kayak launching facility

Environmental and Ecosystem

- A "green space" plan is developed that shows how to protect ESA's, wildlife habitat and corridor requirement

- The number of areas protected that contribute to a fully functioning ecosystem including covenants and outright purchase
- The percentage of Ganges Village that is planted in native species
- Draw on best science available for habitat capability for wildlife. Where data is lacking, commission new research
- Create an annual report of green practices for Ganges Village, with a public discussion at its release
- Create an interagency body that oversees environmental planning for the Village. This body will include citizen representation

Urban Design, Art, Culture

- 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
- 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'

Economic/Sustainability - Tourism

- 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
- 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
- Once the boundaries and areas are set, there will be no further commercial or industrial uses allowed outside of those areas
- The Islands Trust is to work with the CRD to implement this study and follow through with setting the appropriate boundaries
- 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
- The Islands Trust is to approve no further commercial/industrial development outside of the new boundary
- "The Islands Trust is to create appropriate definitions for home based businesses that will be allowed outside of the new boundary"

DRAFT - FOR DISCUSSION ONLY

From: Jenny McClean <orange.jenny@hotmail.com>
Sent: Sunday, February 27, 2022 10:17 PM
To: Louisa Garbo
Cc: 'farmartist@gmail.com'; Geordie Gordon;
'Johndavisgauld@gmail.com'; Laura Patrick; 'David Dunnison'; 'Bob MacKie'; Peter Grove; Stefan Cermak
Subject: Ganges Village Area Plan Task Force

Dear Task Force and Staff,

I have done some brainstorming about Ganges and I would like to share with you.

I began by rereading out project planning charter and that was a starting point to have some thoughts about our course.

To begin with, there was a 1995 and a 2007 plan for Ganges as well as a Harbour Focus Group. What has changed since 2007?

Why are we revisiting the Ganges Village Plan?

The answer contained in our material from staff shows that there have been changes to do with First Nations engagement principles and also to do with climate change.

I read that in our material that in 2015, Trust Council implemented First Nations Engagement Principles Policy followed by a Reconciliation Declaration in 2019. Also, in 2019, Trust Council declared a Climate Emergency.

To quote from the materials provided to us:

'Both the declarations will significantly shape the Ganges Village planning effort'.

Further issues alluded to are the moratorium on new community water connections and also the sewer.

I attended both the meetings of the Ganges Sewer Commission held last Fall, one was the AGM and one, the annual budget meeting. I would like to summarize what I learned.

Current sewage is increased in volume and in intensity. There were two overflow events in the past while, one was during the atmospheric river event.

A potential referendum is being discussed for sewer improvements.

Although water and sewer are necessary for any multi family housing, I do not know if we should worry about this for our Ganges plan, as it is being handled by other entities already. I would like to see a continuation in water conservation measures for all new developments as there will be issues with volume of municipal water as this will not disappear with the lifting of the moratorium, if the moratorium lifts. What were the reasons for the moratorium in the first place? Is it water volume or is political and legal?

Sewer is almost at capacity. It was requested to reserve some sewer capacity for the proposed development at 161 Drake Road.

From attending ASK Salt Spring, and other meetings, I learned that there is a plan to relocate the night shelter from the community services property on Fulford Ganges Road to 161 Drake Road. There is also a plan to build supportive housing units on 161 Drake Road site (I believe up to 38?).

The Drake Road area seems to be shaping up to be an affordable housing zone with connections to the family housing built by SSICS off of Bishops Walk and also a connection to SD #64 Phoenix Elementary and also a service zone for mental health services and food bank services and night shelter services. This area is accessible by a path down from Bishops Walk which connects to Charlesworth Road and is also connected to Mouat's Park trails that leads to the town of Ganges. Mouat's Park also leads to the Garden Faire campsite which is both a tourist accommodation place and also a housing area rented year round by many who work in Ganges. It seems to me that the site for Garden Faire contains individual house sites and also the use of a shower, washer, etc.

In Ganges there are rich and poor, a large population of unhoused. There are also many amenities used by the entire island. As well, there are paved over wetlands. For example, the stream system is quite damaged and the key areas that should be kept clean to help the salmon stream, are paved over and built on. There is a lot of pre existing development that is not ideal. This current situation forms a part of my wish to see careful planning for the future of Ganges, particularly concerning current open, undeveloped areas.

I do not wish to see future planning for development continue the way current development has gone.

There are pressures from the province to take over municipal powers for housing. In my opinion, there has to be measures to protect quality of life and good neighbourhoods, so not just to succumb to the pressure to keep the foot on the gas to build without a long term plan. I hope that we can come up with something that can respect nature, respect First Nations, keep safe areas in town for kids, help the unhoused as some of the goals I can think of. Ganges has a lot of potential to go either way and I would like to see our plan become an important reference point for a good outcome.

What I would like to discuss in the task force are potential zones of Ganges, for example,

- the Ganges Hill / Drake Road area,
- the Village core,
- the school and pool area for recreation and education,
- the retirement area including Brinkworthy,
- the up town shopping area,
- the harbour zone by the water,
- the commercial zone including Merchant Mews,
- the residential zone along Swanson, and Desmond Crescent,
- the undeveloped wild lands in behind Murakami Gardens and other wild areas,
- the recycling centre and industrial lands up RBR including the ALR land and the feed store at Atkins and LGR.

These are some ideas for areas and zones. In addition to that, I would like to consider whether or not to continue juxtaposing different uses side by side, as Ganges currently has different uses beside each other, commercial right beside residential, etc.

Is this a desirable plan or should we protect certain zones in the future planning?

What is the flavour or potential flavour of each area?

The next subject in my thoughts is Ganges housing issues. From the information given out at certain meetings I attended with a representative from SSICS attending, I learned that there are up to 100 unhoused people living in and around Ganges. Quite a few of these people work at jobs in Ganges. They are considered a part of the unhoused population because although they have a boat that they live in or a trailer, their housing is inadequate and they need to come up to Salt Spring Island Community Services to get a shower or a hot meal or a couple of nights in the warmth. Boat dwellers out at sea struggle with winter storms and need help in the winter to have services.

The reasons for the large amount of unhoused is not only because of the cost of housing relative to the incomes made, it is also because there is no available rental housing, even for those who can pay a good amount for rent. Even the new preschool that the CRD built at 262 RBR has paused it's opening due to lack of staff.

I am aware of the worker housing initiatives being considered. I have mixed feelings about this. If a retail business is allowed to create housing for their workers, are the workers ever allowed to work anywhere else and still keep their housing? Currently, workers in food retail businesses on SSI have to sign an agreement that they won't work for other companies, and also they have to show a certain amount of hours per week of availability. This is before any housing is provided and is in place outside of the new initiative for RV housing for workers. This type of agreement exists already. It is a standard to have certain agreements in place for most major chains. These are routine, but are probably not known about outside of the chain. At this time, all workers are already struggling to set boundaries on the hours they work vs. private time. The situation of living behind the store implies that there will always be availability to work at the store and that this is tied to the housing. What are the terms if the worker quits or is fired or needs time off? The situation on island with the RV town behind the store that is being ignored by bylaw is giving that store a major advantage and is also not looking into what it is like for a worker to be so tied to that business. What if they quit? Do they lose their housing? What if they need to work less, will they lose their housing? Can all businesses set up RV towns? The issue needs more work.

There is such a huge income gap and gap in upbringing that many in the flow here have never worked a minimum wage job. I have heard it discussed that it is difficult for businesses here who wish to set up worker RV housing that they are bound to the rules of the Residential Tenancy Act and potentially have to keep housing former workers rather than evict them if they no longer work at the store. The worker is another community member and not just here to fill a need for those who live here and need groceries, bank tellers, etc. I would prefer to see the housing issue from more than the needs of the people who need services or the needs of the businesses and see it from the worker side too. The possibility of paying more per hour is not brought up and this is definitely a factor for shortage of workers.

Aside from the above, I am also thinking about what land is potentially available for housing. There is a 2018 Stantec report on housing build out capacity for Ganges. I do not have this, but Gary Holman mentioned it at a meeting I was at. If we are able to get a copy, it would be useful.

From my observations, there are currently developed areas that could or will have more density and also large undeveloped areas of land which could support housing.

In terms of our planning charter, the new conditions of climate change are to be included in our report. Current articles and studies indicate that the heat dome of 2021 was 150x more likely to occur because of climate change. And the atmospheric river flooding was 30x more likely to occur because of climate change. In news stories I subscribe to, I learned that many thousands of bees died in the heat dome and ocean species were rotting on the beaches here on the west coast of B.C. as they were killed en masse by the extreme heat. In terms of flooding, SSI experienced devastating damages. The costs to fix the roads are probably quite high. I do not know if the roads will be broken again next year, or if the flooding will become a regular system.

What I saw in my area was that a simple stream that has always been in place took a completely new path and created it's own path through the forest. This means that areas that will flood in the future may not be what we expect. Although, I did take photos of dt Ganges and Park Drive, etc. and did observe the areas that did flood this time and lower lying areas are susceptible.

Water will run under roads and break those roads. I am sure that this will be in our future as a common occurrence.

As for the sea level rise, there are maps online of the B.C. coast of predicted sea level rise. Certain areas of Ganges are in a red zone meaning that they will be impacted in the future sea level rise. It would be useful to plan for this.

All of these flooding and sea level changes are expected to be in place by 2050 which is intended to be the life of our report.

In terms of planning for extreme heat, and extreme floods, I would like to see warming and cooling stations, or perhaps a building open to escape extreme heat and cold. I would like to see that such a welcoming facility right in dt Ganges. It could be like a tourist information building but open at all times during the day and with the use of a phone, and water or hot drinks available.

I have more to add about Ganges housing and what is currently working. I will save this for the next meeting though.

My concluding comments are as follows:

I was under the impression that we are funded for a certain # of task force meetings. When we slowed down to one meeting per month I assumed that our end date would be pushed back and that we would not miss out in the total # of meetings.

However, I am not clear on this. We should have all of our allotted meetings as we have a lot to do. I am wondering if we are bound to the completion deadline of Nov. 2022 to fit the election cycle? If that means we are going to have fewer total meetings, I think we need to discuss this, as we need all meetings.

Sincerely,
Jenny McClean

Potential Workplan for Ganges Village / Shiya’hwat Local Area Plan (LAP) Taskforce

22/02/15

DRAFT FOR DISCUSSION

Phase One - Preliminary LAP Policy Development

	Task / LAP Chapter	Scope / Contents	Potential Resources (examples)	Proposed Schedule
1	Finalize Workplan			February
2	Land Use	<ul style="list-style-type: none"> • Residential - low , medium and higher densities, affordable and special needs housing • Commercial including live/work/retail uses • Marine commercial and marine interface • Industrial, including employment and marine industrial • Parks and open space 	<ul style="list-style-type: none"> • Existing OCP and Land Use Bylaw • IT and CRD staff 	March 3 March 17 April 7 April 21
3	Mobility / Circulation	<ul style="list-style-type: none"> • Vehicle traffic, transit, parking facilities, cycling, pedestrian, marine traffic, universal accessibility 	<ul style="list-style-type: none"> • Transportation Commission • MoTI • CRD staff 	May 5 May 19
4	Economy	<ul style="list-style-type: none"> • Tourism, including arts and culture, public art • Employment - including marine based employment, food security, retail 	<ul style="list-style-type: none"> • Community economic development commission • Local arts and culture groups • Agriculture and food security groups 	June 2 June 16
5	Environment	<ul style="list-style-type: none"> • Climate change and mitigation (sea level rise) • Environmental protection 	<ul style="list-style-type: none"> • Transition Salt Spring • CRD staff 	July 7 July 21
6	Infrastructure	<ul style="list-style-type: none"> • Sewer, water, stormwater management, communications, energy 	<ul style="list-style-type: none"> • Water Districts • Sewer Commission • MoTI 	August 4 August 18
7	Reconciliation	<ul style="list-style-type: none"> • Archaeology resources • Traditional activities 	<ul style="list-style-type: none"> • IT • First Nations representatives 	September 7 September 21
8	Urban Design	<ul style="list-style-type: none"> • Preliminary (broad based) Urban Design policy (form and character Development Permit Area Guidelines to follow as a separate project) 		October 6 October 20
9	Finalize Preliminary Local Area Plan	<ul style="list-style-type: none"> • Develop a consensus on the LAP • Supplement, revise and refine proposed policies to reach agreement with other agencies having jurisdiction 		November December

Phase Two **Refine and finalize proposed LAP policies in collaboration with Local Agencies**

Phase Three **Negotiate and Finalize Memoranda of Understanding with Local Agencies**

Phase Four **LTC - Introduce and Approve Local Area Plan Bylaw**

AGENDA | TASK FORCE WORKSHOP

GANGES (Shiya’hwt/SYOWT) VILLAGE AREA PLAN | March 26-27, 2022

PURPOSE

To co-create a shared vision for the future of Ganges (Shiya’hwt/SYOWT) Village, identify goals for the Area Plan, explore land use ideas, and discuss topics of interest.

DAY 1 - FOUNDATIONS

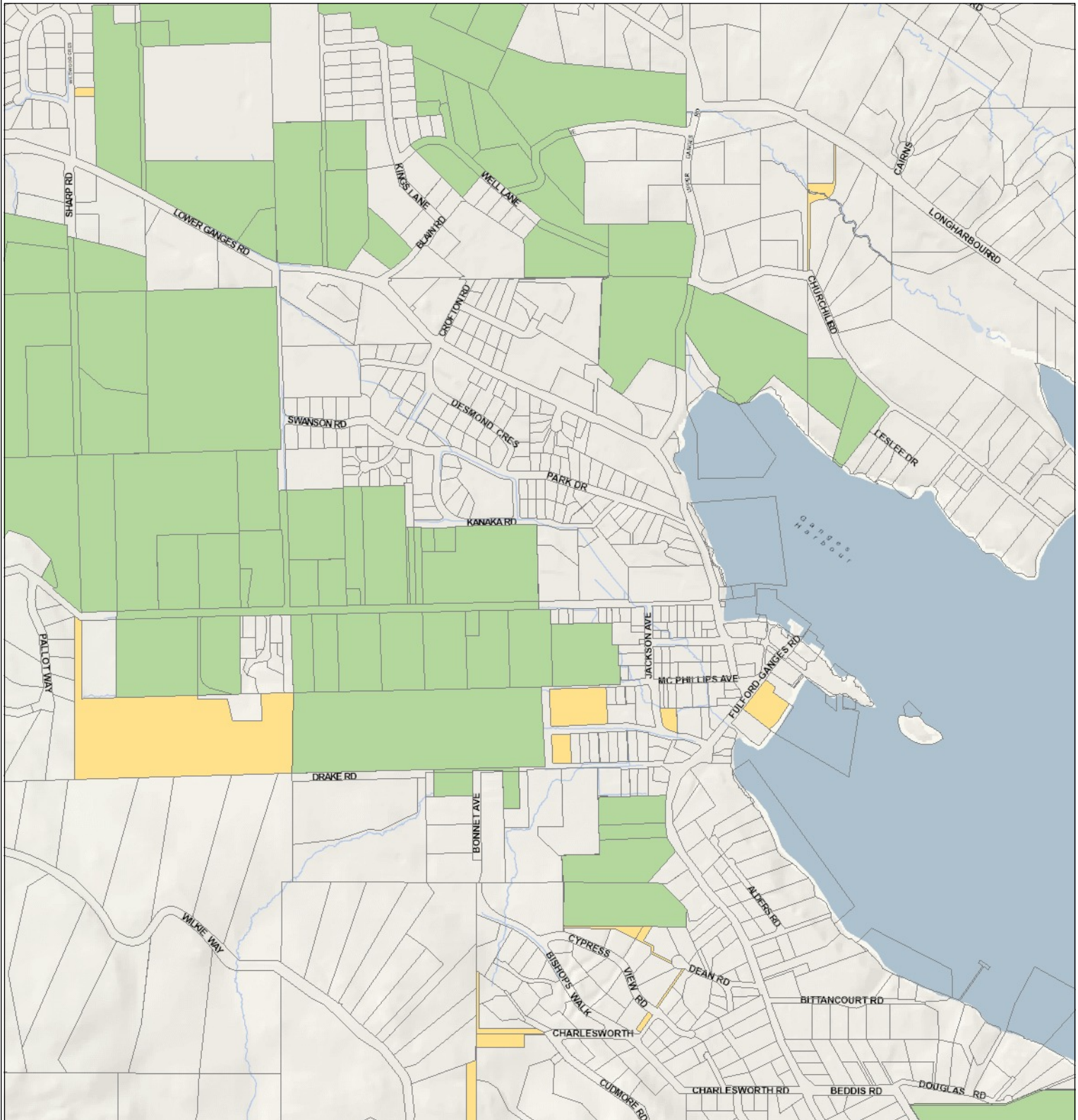
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|---|--------------------------|
| 1. Welcome, Introductions | <i>9-9:30am</i> |
| To set the tone for the day, we will start with an icebreaker and collectively review the proposed agenda. | |
| 2. Engagement Summary Presentation | <i>9:30-10:30am</i> |
| This will be an opportunity to learn about, and discuss, the emerging themes from the community engagement process. | |
| | <i>Morning Break</i> |
| | <i>10:30-10:45am</i> |
| 3. Visioning Exercise | <i>10:45am-2:30pm</i> |
| We will co-create a draft vision statement, starting with a review of existing materials. | |
| | <i>(Lunch Break)</i> |
| | <i>12-1pm</i> |
| 4. Goal Setting Exercise | <i>2:30-4:30pm</i> |
| Opportunity to identify goals and/or principles for the Area Plan. | |
| | <i>(Afternoon Break)</i> |
| | <i>3:30-3:45pm</i> |
| 5. Elements of an Area Plan | <i>4:30-5:30pm</i> |
| Opportunity to review and confirm the structure of the Area Plan document. | |
| 6. Priorities for Day 2 | <i>5:30-6pm</i> |
| Discuss and confirm which topics to focus on for the following day together. | |

AGENDA | TASK FORCE WORKSHOP

GANGES (Shiya’hwt/SYOWT) VILLAGE AREA PLAN | March 26-27, 2022

DAY 2 - IDEAS IN THE VILLAGE

- | | |
|---|------------------------|
| 1. Welcome and Recap from Day 1 | <i>9-9:30am</i> |
| Opportunity to offer any reflections from Day 1 and share anything that may have been missed. | |
| 2. Discussion with Topic Area Liaisons. | <i>9:30-10:30am</i> |
| Presentation and discussion with Housing Task Force members. | |
| <i>Morning Break</i> | <i>10:30-10:45am</i> |
| <i>(TBC)</i> Presentation and discussion with CRD Transportation Commission members. | <i>10:45am-11:45am</i> |
| <i>Lunch Break</i> | <i>12-1pm</i> |
| 3. Land Use and Area Planning Exercise | <i>1-4:45pm</i> |
| Opportunity to test concepts, map land use scenarios, and confirm the study area boundary. | |
| <i>Afternoon Break</i> | <i>4:45-5pm</i> |
| 4. Summary and Next Steps | <i>5-6pm</i> |
| We will summarize the discussion from the day and re-affirm next steps for the area planning process. | |



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Ganges Village Area Planning Task Force
17 March 2022







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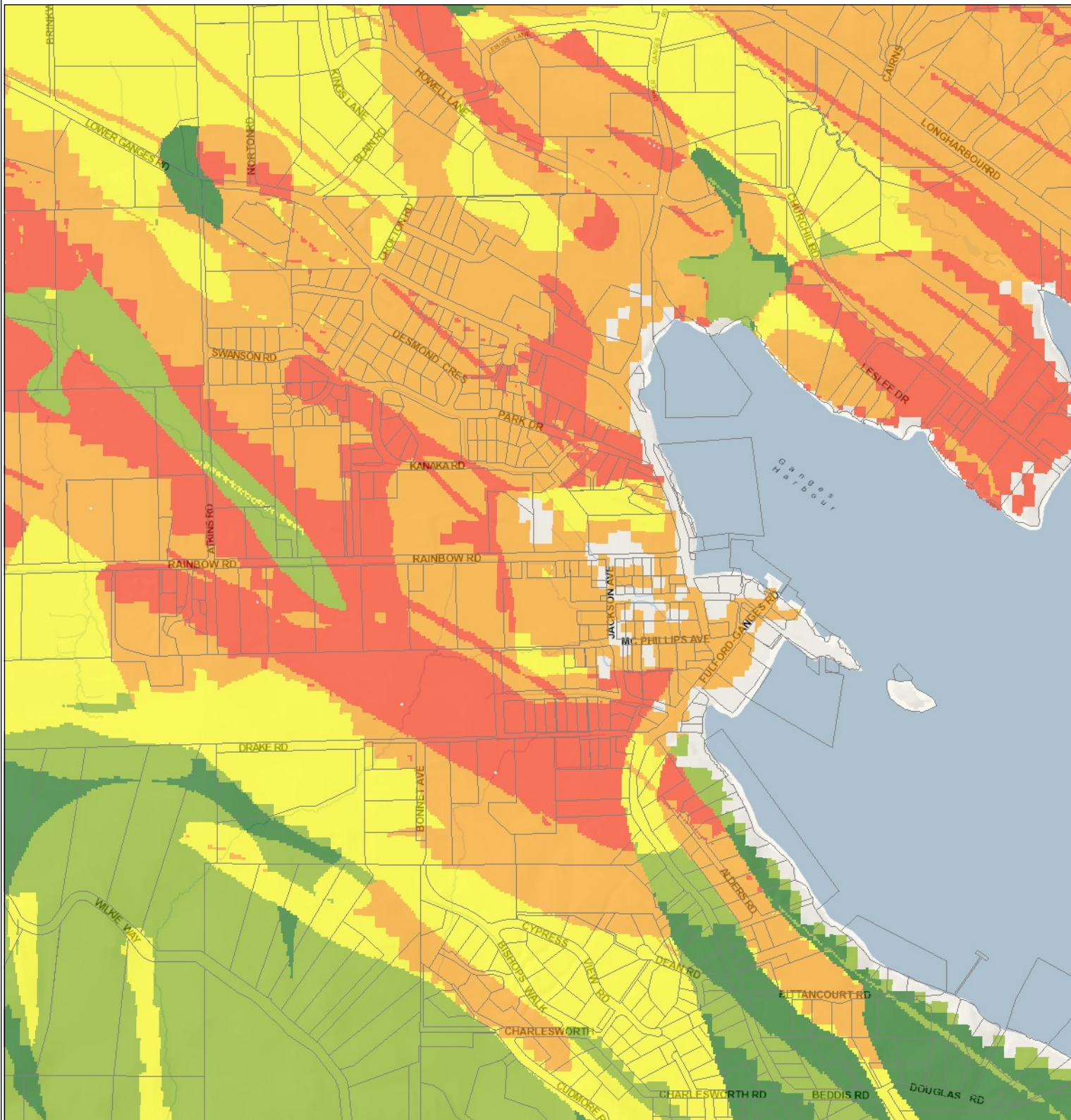


LEGEND - Base Maps

-  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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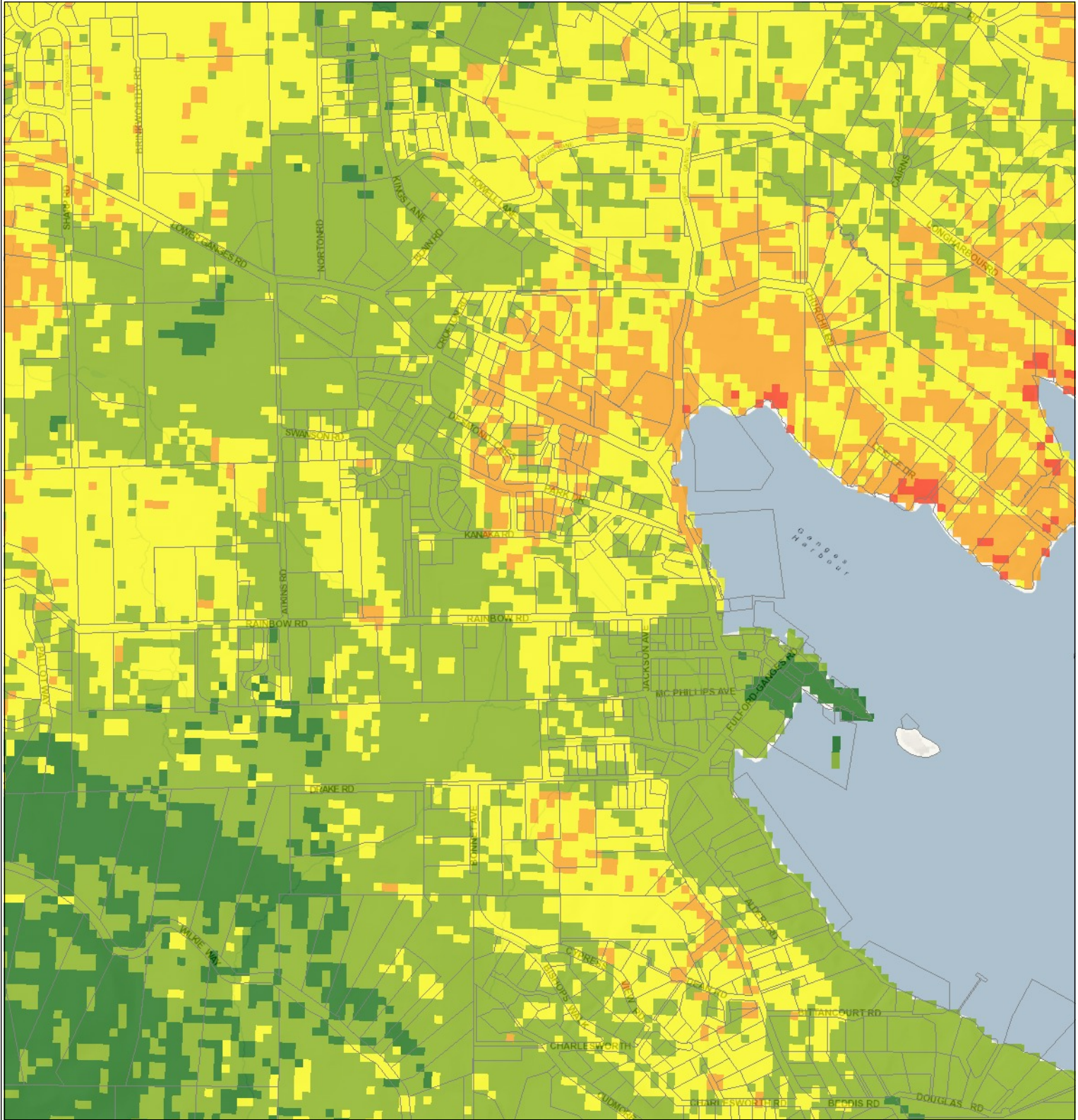


LEGEND - Base Maps

-  Property Boundary
-  Roads
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-  Not Zoned
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-  Resource
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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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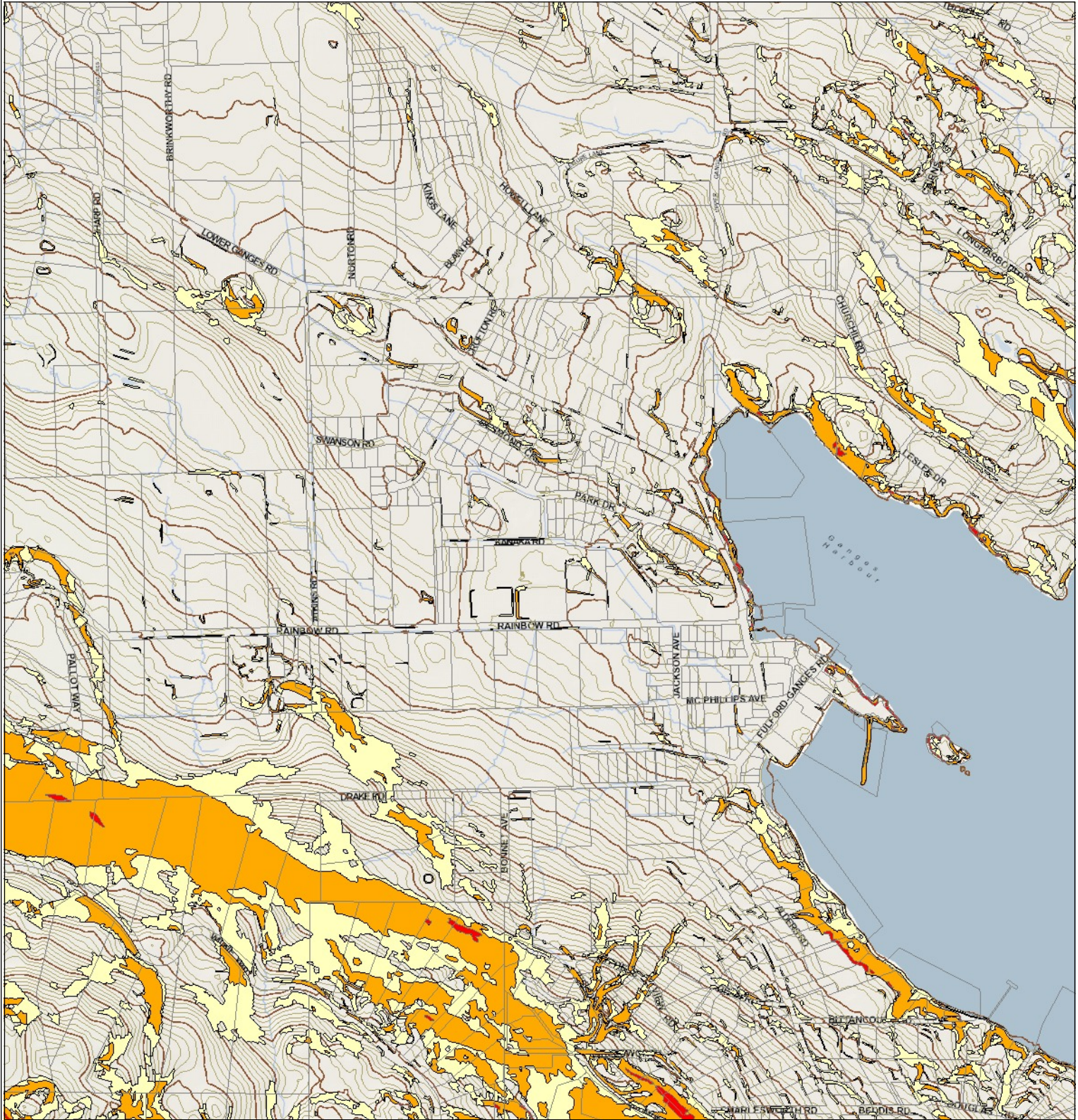


LEGEND - Base Maps

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

LEGEND - Operational Layers

- Aquifer Vulnerability to Saltwater Intru**
-  Moderate



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








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17 March 2022




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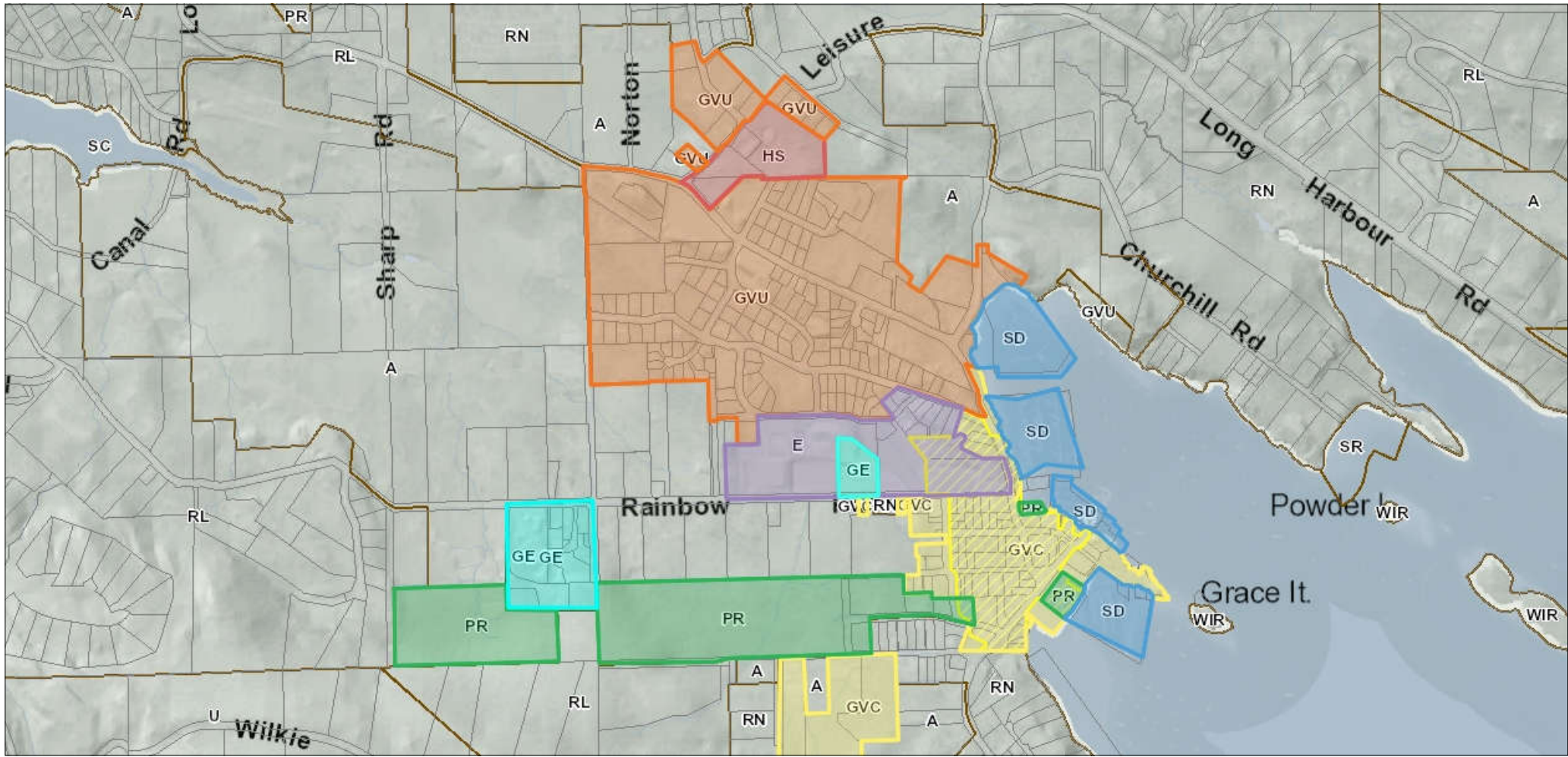


LEGEND - Base Maps

-  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

-  High Risk
-  Moderate Risk
-  Low Risk



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October 19, 2021


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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

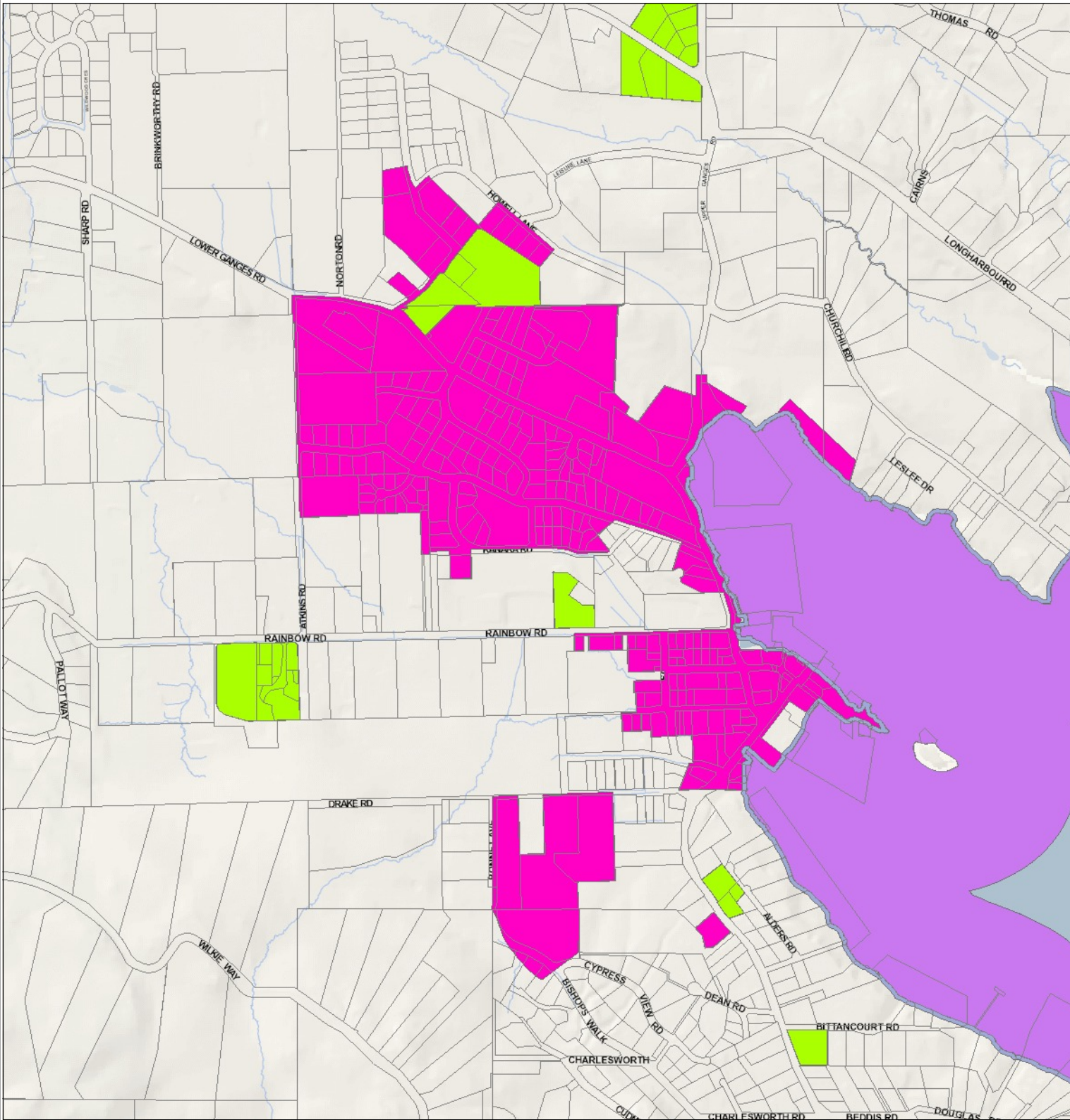
 Index Contour

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LEGEND - Operational Layers

 Heritage Conservation Area

 Land Use Designation



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

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17 March 2022





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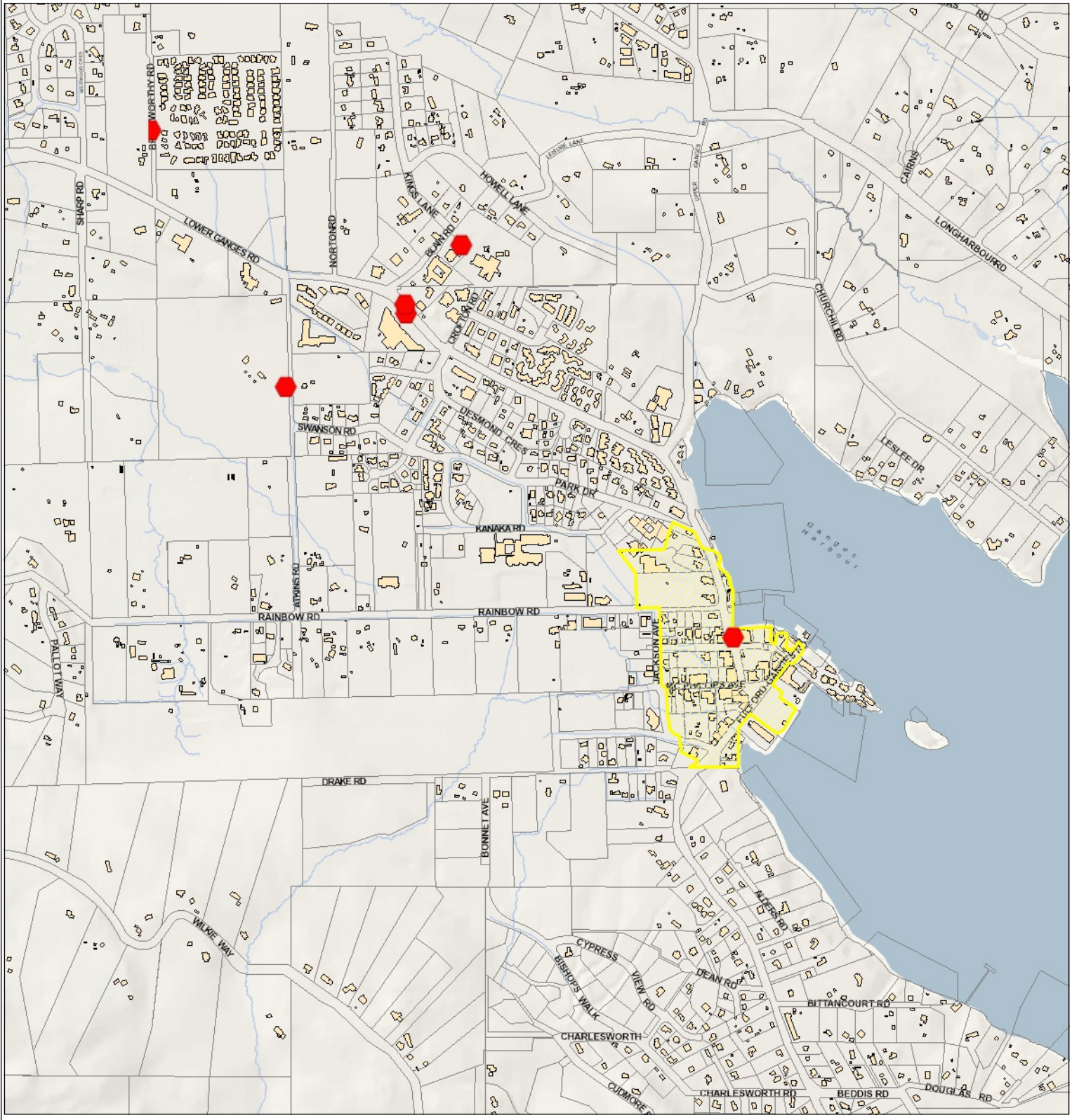


LEGEND - Base Maps

-  Property Boundary
-  Roads
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-  Lakes
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-  Residential
-  Resource
-  Water
- Contours**
-  Index Contour
-  Intermediate Contour

LEGEND - Operational Layers

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



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




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17 March 2022


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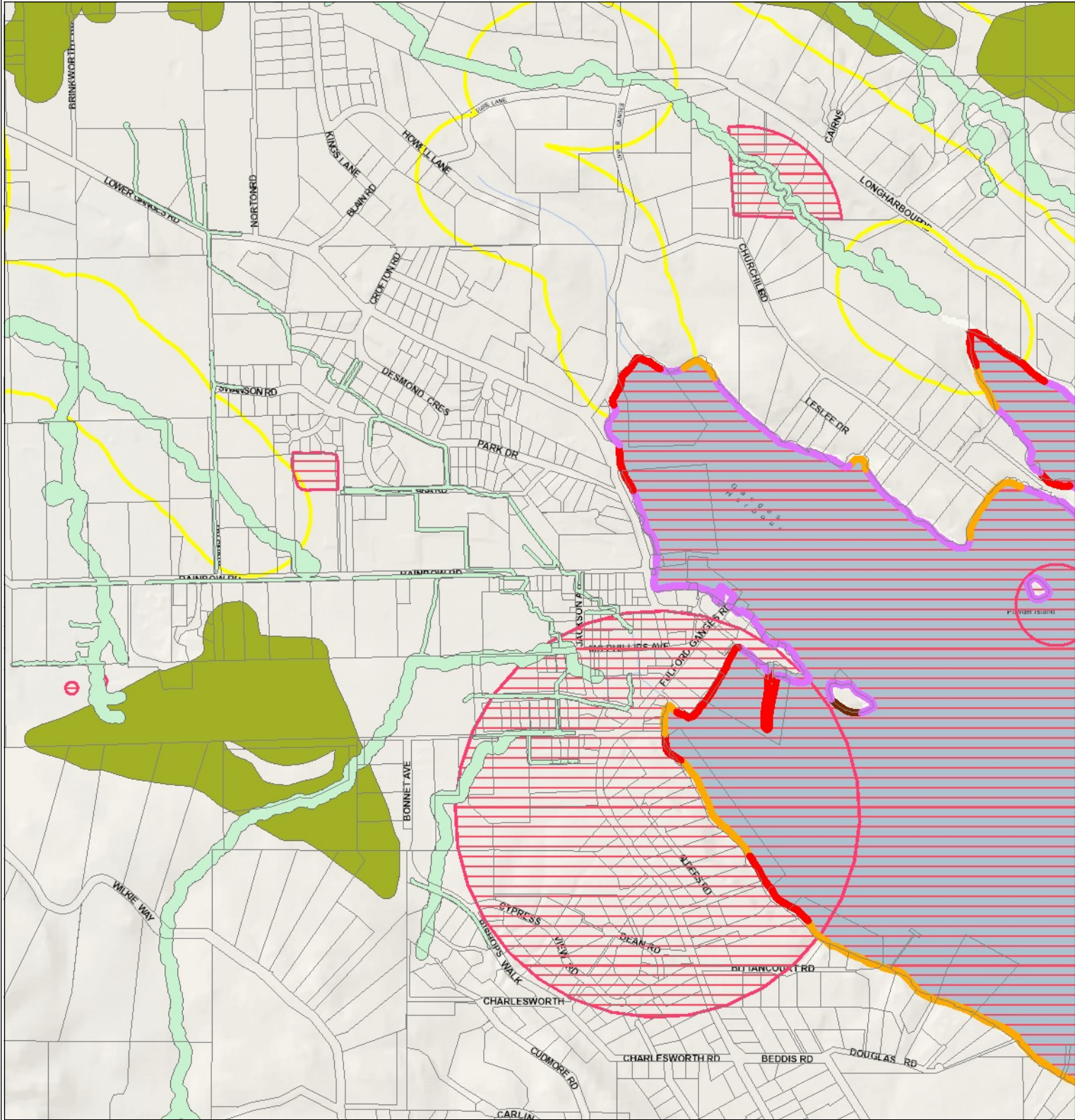
LEGEND - Base Maps

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LEGEND - Operational Layers

-  BCTransit Bus Stops
-  Heritage Conservation Area

-  Building Footprints



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









THIS MAP IS NOT TO BE USED FOR NAVIGATION

Ganges Village Area Planning Task Force
17 March 2022

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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

-  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)