



Ganges Village Area Planning Task Force Meeting Minutes

Date: Thursday, April 21, 2022

Location: Baptist Church, Lower Level Meeting Room
520 Lower Ganges Road, Salt Spring Island

Members Present: Jenny McClean, Acting Chair
David Dunnison
John Gauld
Bob MacKie
Jennifer Maksymetz
Francine Carlin
Martin Ogilvie
Robert Steinbach

Resignations: Sebastian Moffatt
Kathy Ramsey

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

Others Present: Laura Patrick, Local Trustee
Peter Grove, Local Trustee
Bryce Chapman, Housing Task Force Member
Yvonne Saunders, Housing Task Force Member
Daniel Wood, Housing Task Force Member

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

Chair McClean called the meeting to order at 10:04 a.m. and acknowledged the meeting is being held in Coast Salish First Nations treaty and traditional territory.

1. AGENDA

By general consent, the agenda was adopted.

2. MINUTES OF PREVIOUS MEETING

2.1 Approval of Draft Minutes for March 17, 2022

ADOPTED

1

It was MOVED and SECONDED,

That the minutes of the March 17, 2022 Ganges Village Area Task Force meeting were adopted.

CARRIED

3. HOUSING ACTION PROGRAM TASK FORCE COLLABORATION SESSION

In discussion the following items were noted:

- There is a need for landlords.
- Allowing every lot on the island to have the ability to include an in-house suite, second dwelling or tiny home to a maximum of 900 square feet with the requirement for proof of water and septic capacity to address that need.
- This should be permitted in every zone of the island.
- The use of suites as Short Term Vacation Rentals and the ability for the Housing Task Force to suggest further deterrents to it.
- Septic disposal is an issue but can be address with new technology.
- The ability to build three to four story apartments in Ganges.
- The ability of general employment zones to allow for housing.
- The water moratorium limits the ability to add residential above commercial in Ganges.
- The capacity of our roads and power grid may be insufficient for this growth.
- A housing needs assessment should provide guidance on the type of dwellings needed.
- To allow Accessory Dwelling Units in every zone now will be hard to revise as retracting development rights creates a legal quandary.
- The impact on the culture of the village requires further investigation.
- The possibility to use reclaimed water from the Ganges Sewer System or desalination as ways to densify Ganges.
- Water storage systems can allow for densification.
- The Trust Council motion regarding the workforce housing issue.
- There was a roundtable discussion on the vision of the village, which included the creation of a vibrant core with active businesses, public spaces, co-op housing including for seniors, walkability, less parking, redirection of traffic out of the core, more connectivity between businesses in Ganges, improved signage for businesses, finding a purpose for the village is needed, the creation of work/live spaces, a focus on tourism for economic growth
- Continued conversation between the two task forces by members attending each task force.

Member MacKie left the meeting at 11:28 a.m.

4. OTHER BUSINESS

4.1 Ganges Village Planning Task Force Resolutions

The resolutions were received for information.

4.2 Monthly updates to LTC through Chair

Acting Chair McLean spoke to her participation at the LTC meeting on April 19, 2022. Noting that positive information was shared during the Ahne presentation on the public engagement for Ganges Gathers

4.3 Adoption of Revised 2022 Meeting Calendar

It was MOVED and SECONDED,

That the Ganges Village Area Planning Task Force accept the revised 2022 meeting calendar.

CARRIED

4.4 Election of Chair and Vice Chair

It was suggested that rather than having a fixed chair there is a rotating chair who develops a theme for each meeting and leads the discussion.

It was MOVED and SECONDED,

That the Ganges Village Area Planning Task Force request staff to explore the ability to have a rotating chair within the Terms of Reference and Local Government Act.

CARRIED

It was MOVED and SECONDED,

That the Ganges Village Area Planning Task Force extend the meeting by fifteen minutes.

CARRIED

There was discussion regarding the participation of the Transportation Commission at a future meeting. There was a suggestion that the creation of a work plan should be the focus.

It was MOVED and SECONDED,

That the Ganges Village Area Planning Task Force defer the meeting with the Transportation Commission.

CARRIED

5. ADJOURNMENT

The meeting adjourned at 12:13 p.m.

Jenny McClean, Acting Chair

CERTIFIED CORRECT:

Rob Pingle, Recorder