



AGENDA

GANGES VILLAGE AREA PLANNING TASK FORCE

Date: Wednesday, May 4, 2022

Time: 5:00 PM

Location: Salt Spring Island Baptist Church - Lower Hall, 520 Lower Ganges Road

- 1. AGENDA** **5:00 - 5:05**
 - 1.1. Approval of Agenda

 - 2. MINUTES OF PREVIOUS MEETINGS** **5:05 – 5:10**
 - 2.1. Draft minutes of the April 21, 2022 – For adoption Page 2

 - 3. ADMINISTRATIVE UPDATE**

 - 4. OTHER BUSINESS** **5:10 – 7:00**
 - 4.1. General Discussion

 - 5. ADJOURNMENT**
- ATTACHMENTS**
- 1. Task Force Resolution**
– For Information Page 5



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

DRAFT

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 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 Gatherers

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

Ganges Village Area Planning Task Force Resolutions

Number	Meeting Date	Resolution	Work Flow/Comments	Status/Date Completed
38	17-Mar-22	That the Ganges Village Area Planning Task Force request staff to provide an amended meeting calendar at the next meeting that is based on two meetings per month.	Presented and adopted	21-Apr-22
37	17-Mar-22	That the Ganges Village Area Planning Task Force request staff to amend the workshop schedule as follows: remove the discussion with the Topic Area Liaisons to have more time to discuss the Land Use and Area Plan.	Workshop was held	27-Mar-22
36	17-Feb-22	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.	March meeting resolution altered this	17-Mar-22
35	17-Feb-22	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.	Workshop was held	27-Mar-22
34	17-Feb-22	That the Ganges Village Area Planning Task Force ask staff to investigate the timing of meetings on the scheduled dates from 4-6pm.	Schedule presented at the April meeting	21-Apr-22
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 resigned	Incomplete
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

Ganges Village Area Planning Task Force Resolutions

Number	Meeting Date	Resolution	Work Flow/Comments	Status/Date Completed
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
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

Ganges Village Area Planning Task Force Resolutions

Number	Meeting Date	Resolution	Work Flow/Comments	Status/Date Completed
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
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