



Salt Spring Island Housing Action Program Task Force Minutes of a Regular Meeting

- Date of Meeting:** Thursday, April 7, 2022
- Location:** Baptist Church, Lower Level Meeting Room
520 Lower Ganges Road, Salt Spring Island
- Members Present:** Rhonan Heitzmann, Chair
Maïkan Bordeleau
Bryce Chapman
Nejmah Guermoudi
Frejya Skye
Daniel Wood
- Regrets:** Kerrie Proulx, Vice Chair
Yvonne Saunders
Stanley Shapiro
Jessica Terezakis
- Absent:** None
- Staff Present:** Louisa Garbo, Island Planner
Rob Pingle, Recorder
- Others Present:** Laura Patrick, Local Trustee

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

The meeting was called to order at 10:03 a.m. Chair Heitzmann welcomed the task force members and humbly stated gratitude to live and work in Coast Salish First Nations treaty and traditional territory.

1. AGENDA

It was suggest to add Letter to Hon. Selina Robinson Minister of Finance to other business.

By general consent, the agenda was adopted as amended.

2. MINUTES OF PREVIOUS MEETINGS

2.1 Draft Minutes of the March 3, 2022 Meeting

By general consent, the minutes of the March 3, 2022 Housing Action Program Task Force meeting were adopted.

ADOPTED

1

2.2 Draft Minutes of the March 16, 2022 Meeting

It was noted that 3.3 bullet point 4 should be altered to say “There was a question regarding whether social enterprise and mixed income are within the Islands Trust mandate.”

By general consent, the minutes of the March 3, 2022 Housing Action Program Task Force meeting were adopted.

3. ADMINISTRATIVE UPDATE

3.1 Housing Action Program Task Force Resolutions – For Information

The Housing Action Program Task Force Resolutions document was received.

There was discussion regarding the updating of the spreadsheet. It was explained that updates are made as minutes are adopted.

3.2 Strategic Priority Matrix Discussion

There was discussion about the timeline to create a document to share with the public. Staff spoke to the public engagement process to ensure there is good dialog between all parties. Members spoke about finalizing the matrix at the next meeting.

3.3 Collaboration with Ganges Village Task Force in April

Members are invited to attend the next meeting of the Ganges Village Task Force on April 21 at 10am. An invitation will be sent to members later today.

There was discussion regarding the ability to suggest three story buildings are manageable with the current capacity of the local fire and water districts. Staff suggested that the members could craft questions to present to the Technical Working Groups to learn more about these issues.

4. OTHER BUSINESS

4.1. Report on Tiny Homes

Member Bordeleau presented a document regarding tiny homes. He spoke to his experience in building tiny homes and the networking he is doing to make this style of housing legalized. Tiny home is defined as under 500 sq. ft. with slab blocks or trailer as foundation. Power, water and waste implications were considered. The scope of the report included tiny homes as an accessory building on a property or in a village format. The work by staff on the tiny home pilot project was noted as very encouraging. Items of note are building code, land use, water use, waste disposal and power sources. It was noted that a tiny home village pilot project would benefit by being situated on public

land. The building code requirements were discussed as being a barrier with aspects being over engineered for the size of the dwelling. The Home Owner Protection Act was discussed regarding the difference between a home and a recreational vehicle as the current standards differ. The CSA standard was discussed for recreational vehicles.

In discussion the following points were raised:

- The need to differentiate between a tiny home village and a single tiny home on a property.
- The current framework for a tiny home village pilot project approved by the Local Trust Committee has had inquiries with positive comments by the proponents.
- The benefits of the current framework for a proponent is that staff resources will be dedicated to progress applications as quickly as possible and research funding possibilities.
- The definition of tiny home which seems to be on wheels and micro home which seems to have a foundation and public perception of the two.
- Schedule E for Residential 3 zoned land of the Land Use Bylaw was seen as a possibility to allow for tiny homes.
- Financing for tiny homes and insurance is believed to be available.
- Cost to rent a pad and services for a tiny home are currently believed to be \$300-\$750 per month on Salt Spring.
- It was suggested that three to four tiny homes per acre is required for a return on investment.
- Insurance issues were raised for the viability of tiny home projects.

4.2. Eco-village zoning

Due to time constraints this items was not discussed.

4.3. Updates to LTC through Chair's monthly reporting

Due to time constraints this items was not discussed.

4.4. Letter to Hon. Selina Robinson Minister of Finance

Member Wood spoke to email correspondence between himself and a staff person within the Ministry of Finance about including Salt Spring in the speculation and vacancy tax. It was suggested that a letter could be written by the Task Force requesting inclusion in the tax. Staff suggested that this type of letter should be sent by the Local Trust Committee.

It was MOVED and SECONDED,

That the Housing Action Program Task Force recommend to the Salt Spring Island Local Trust Committee that a letter be drafted to Hon. Selina Robinson Minister of Finance to include Salt Spring in the speculation and vacancy tax.

CARRIED

5. ADJOURNMENT

The meeting was adjourned at 12:02 p.m.

Rhonan Heitzmann, Chair

CERTIFIED CORRECT:

Rob Pingle, Recorder