



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

**Date of Meeting:** Wednesday, April 20, 2022

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

**Members Present:** Rhonan Heitzmann, Chair  
Yvonne Saunders  
Stanley Shapiro  
Jessica Terezakis  
Bryce Chapman  
Frejya Skye  
Maïkan Bordeleau  
Daniel Wood

**Regrets:** Kerrie Proulx, Vice Chair  
Nejmah Guermoudi

**Absent:** None

**Staff Present:** 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 5:02 p.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 suggested that Draft Bylaw No. 530 - Accessory Dwelling Units - Staff Report Discussion be added to the agenda as item 4.2.

**By general consent**, the agenda was adopted as amended.

## 2. MINUTES OF PREVIOUS MEETINGS

### 2.1 Draft Minutes of the April 7, 2022 Meeting

**By general consent**, the minutes of the April 7, 2022 Housing Action Program Task Force meeting were adopted.

ADOPTED

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Member Bordeleau arrived at 5:08 p.m.

**3. ADMINISTRATIVE UPDATE - NONE**

**4. OTHER BUSINESS**

**4.1. Matrix Review**

There was discussion about the purpose of the matrix.

In discussion the following points were raised:

- It will identify land use change tools that should be implemented by the LTC.
- It could result in an omnibus bylaw update that could address all the needs identified by the Task Force.
- The committee needs to create items that can be shared with the public to present these changes.
- A timeline for completion was suggested as the end of June.
- The highlighting of the parts in the Official Community Plan (OCP) that support the Task Force goals is needed.

**4.2. Draft Bylaw No. 530 - Accessory Dwelling Units (ADU) - Staff Report Discussion**

In discussion the following points were raised:

- It is believed that a registry is too difficult to implement.
- Trustee Patrick noted it was given first reading and that she is encouraging a wide referral process.
- Anywhere a seasonal cottage is allowed an ADU should be allowed.
- The Development Variance permitting for 116 Collins Road was regarded as the need for a kitchen in a workshop.
- The building code process requires a permit to allow a dwelling in an accessory building.
- The idea of preserve and protect was noted as an encouragement to densify the Ganges core.
- The size of the lot allowed to include this development was noted as needing to be less than 1.2 ha.
- That a quota should be used in this process to remove potential for development over a certain carrying capacity.
- The need for a housing authority.
- The difference between an ADU requiring more than 1.2 ha and a secondary suite being allowed on smaller lots.
- The distance between wells and septic systems was identified as the need to have 1.2 ha lot size with two dwellings on it.
- The requirements for building inspection to address septic system sizes.
- The Juan De Fuca Land Use Bylaw language on Detached Accessory Suites should be used here.

- The promotion of ADUs preserves more land because it increases density and is therefore closer to the preserve and protect mandate.
- Consideration of who is needed in our community and develop regulations around those needs.
- The introduction of a rezoning model that ensures a rezoning is successful if conditions are met such as conservation of land.
- Amenity trading is dangerous and should be strictly regulated.
- The creation of villages that are compact and turning more land into public use.
- The concept of terraced cottages was raised as a positive for these areas.
- The home plate concept was suggested as a way to avoid a few large lots subdivided from a larger parcel so smaller lots are created and a large protected lot is maintained.
- The consideration of the Conservation Subdivision idea explored on Pender Island.
- The consideration of Mayne Island Flexible Housing Project which has received first reading.

## 5. **ADJOURNMENT**

The meeting was adjourned at 7:01 p.m.

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Rhonan Heitzmann, Chair

### **CERTIFIED CORRECT:**

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Rob Pingle, Recorder