



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

Date of Meeting: Thursday, May 5, 2022

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

Members Present: Rhonan Heitzmann, Chair
Kerrie Proulx, Vice Chair
Stanley Shapiro
Bryce Chapman
Frejya Skye
Nejmah Guermoudi
Daniel Wood

Regrets: Yvonne Saunders
Maïkan Bordeleau
Jessica Terezakis

Absent: None

Staff Present: Geordie Gordon, Acting Island Planner
Rob Pingle, Recorder

Others Present: Laura Patrick, Local Trustee
Ken Nentwig, Kenwood Design Associates (by Zoom)

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

By general consent, the agenda was adopted.

2. MINUTES OF PREVIOUS MEETINGS

2.1 Draft Minutes of the April 20, 2022 Meeting

By general consent, the minutes of the April 20, 2022 Housing Action Program Task Force meeting were adopted.

ADOPTED

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3. DISCUSSION ON RAINWATER HARVESTING

3.1 Ken Nentwig – Kenwood Design Associates

Planner Gordon introduced Ken Nentwig to speak on the challenges of rainwater harvesting in residential design.

Ken spoke to his background and the efforts he is making to encourage the use of rainwater harvesting.

There was discussion about how rainwater harvesting is relevant in the discussion of increasing housing on Salt Spring.

Member Guermoudi joined the meeting at 10:14 a.m.

There was discussion about the challenges of using rainwater harvesting in multiple family dwellings. It was deemed as still being an issue with Island Health.

There was discussion about the use of rainwater harvesting for full time rental cottages in areas with abundant groundwater supply.

The Canadian Rainwater Standard was discussed as a way to regulate the use of rainwater to make its use more universal.

The cost comparison between rainwater harvesting and a well was discussed. Although each rainwater system is unique and results in cost variability the risk of well drilling also presents cost variability and so it seems costs on average are similar.

The use of a first flush system for rainwater harvesting was discussed and the maintenance required. It was noted that maintenance is a big issue as water quality can vary depending on the season as well as the efforts to maintain the system. An annual inspection program could address this issue. It's noted this is not done with wells or surface water use in single family dwellings but it is done in multi-family/use systems of those types.

There was discussion around the distinction between potable and non-potable water and the ability to have dual plumbing in a building to allow for rainwater use with less regulations as it is solely used as non-potable.

There was discussion around the volume of rainwater required for storage in our island environment. The average water use of a household was discussed.

The appropriate training for rainwater harvesting was highlighted as an issue in an ever specializing world of experts that hasn't recently addressed this use.

The use of concrete in rainwater storage and the reactions that may happen between it and rainwater. It was discussed that the concrete should be lined if the water is to be

used for potable purposes. The chance of concrete degrading when a liner isn't used is possible so a liner is advised even for non-potable uses.

There was discussion about what encouragement land use planning can make to other levels of government to embrace the use of rainwater harvesting for housing. It was suggested that rainwater harvesting needs to be identified as a tool for use as it can improve the personal and public environment.

There was discussion about statements made by BC Health on the similarities between rainwater and surface water. The aspects of storage and input source were the areas that make regulation by Island Health difficult. The idea of communal storage and point of use treatment was discussed as a method to address this issue.

The amount of water that is recommended per household per day was discussed. It was suggested that the method for calculation was not universal from region to region and could use improvement. If finer documentation of water use is applied then a more true understanding of the water storage requirement is achievable. The use of 225L of water per day was discussed as the average on Salt Spring through the combination of data from all water service providers on the island.

Member Shapiro left the meeting at 11:10 a.m.

Member Proulx left the meeting at 11:13 a.m.

The aspect of inspection of rainwater systems was discussed. The cost for inspection and the lack of inspection of well systems was noted.

4. ADMINISTRATIVE UPDATE

4.1 Project Budget

Planner Gordon noted that the Request For Proposal for consultant engagement has been extended and the Local Trust Committee will be making some decisions regarding the budget in their future meetings. It was indicated that the Accessory Dwelling Unit (ADU) Bylaw will continue to be addressed by Planner Garbo.

There was discussion about the work of the Task Force making general recommendations for staff and the consultant to find ways to produce bylaws for their implementation.

There was a request for regional data on uptake of growth in communities that have introduced bylaws similar to the ADU Bylaw.

5. OTHER BUSINESS

5.1 Minute Taking at alternate meeting

Planner Gordon presented the opportunity for the Task Force to put forward a member to take minutes at the alternate meeting. Member Guermoudi expressed an interest in taking on that responsibility.

5.2 Mayne Island Local Trust Committee Flexible Housing Project Bylaw Proposal

There was discussion of home plate zoning and the ability to conserve land on the property while creating flexible housing types in the remaining property. The potential for eco-village development creates a win-win scenario.

This is similar to the Mayne Island Bylaw that is working within a pilot area. This could be implemented here if a pilot area could be identified.

There was discussion about other areas allowing for accessory dwelling units on smaller lot sizes. It was suggested that if the size of housing is limited then a smaller lot size could be addressed.

There was discussion that the introduction of accessory dwelling units was not an increase to density.

There was discussion about the creation of villages in multiple regions on the island to maintain as much forest and field between them.

There was discussion about the current situation of illegal suites and the need to formalize them to increase the safety and sustainability of these dwellings.

It was noted the Mayne Bylaw explored many lenses including freshwater sustainability and maintaining rural character to determine where was most appropriate for this flexibility on the island.

It was noted that the current Salt Spring Official Community Plan (OCP) allows for flexible unit dwellings. There was discussion about the other areas of support for accessory dwelling units within the OCP.

5.3 Solutions Matrix

This item was not discussed due to lack of time.

6. ADJOURNMENT

The meeting was adjourned at 12:08 p.m.

Rhonan Heitzmann, Chair

CERTIFIED CORRECT:

Rob Pingle, Recorder