



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

**Date of Meeting:** Thursday, June 2, 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  
Jessica Terezakis  
Daniel Wood  
Bryce Chapman

**Regrets:** Yvonne Saunders  
Nejmah Guermoudi  
Frejya Skye

**Absent:** Maïkan Bordeleau

**Staff Present:** Geordie Gordon, Acting 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 10:02 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 proposed to table the glamping proposal until the return of Member Skye.

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

## 2. MINUTES OF PREVIOUS MEETINGS

### 2.1 Draft Minutes of the May 5, 2022 Meeting

**By general consent**, the minutes of the May 5, 2022 Housing Action Program Task Force meeting were adopted.

ADOPTED

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**3. ADMINISTRATIVE UPDATE**

There was a question about the process for Bylaw 530. It was explained that it is out for referral and will hopefully be brought forward to the July Salt Spring Local Trust Committee meeting.

There was a discussion about applying the bylaw to all zones, all lot sizes and a quota system to address maximum build out potential. Adequate water supply and safe septic disposal are part of the building permit process. There is also a goal to provide equal access to all land owners.

There was a discussion about the need to gather statistics from similar jurisdictions that have made these changes. There was a discussion about a BC Housing report that states the uptake of changes like this is less than five percent.

There was a discussion about restricting the ability to access the Bylaw based on the size of the current dwelling on the property.

There was a discussion about the difference between Accessory Dwelling Units and Secondary Suites. The ability for properties with Duplexes to have access to these changes was raised.

There was a discussion about the restriction of accessory dwelling units on wheels.

**It was MOVED and SECONDED,**

That the Salt Spring Island Housing Action Program Task Force recommends to the Salt Spring Island Local Trust Committee that the proposed Bylaw No. 530 proceed, subject to the following recommendations:

- That it be introduced to all zones.
- That there be no minimum lot size restriction for detached accessory dwelling units.

**CARRIED**

There was a discussion about the Capital Regional District data on buildings that have been built over the past three years.

**It was MOVED and SECONDED,**

That the Salt Spring Island Housing Action Program Task Force requests staff to research the percentage of uptake for accessory dwelling units introduced in similar jurisdictions.

**CARRIED**

**4. OTHER BUSINESS**

**4.1 Glamping Proposal – Member Skye - Tabled**

**4.2 Strategic Action Matrix**

There was a discussion about the work so far on the creation of the matrix. The spectrum of housing required was raised. The need for a multi-jurisdictional housing authority was raised. There was a discussion about the ability to address short term vacation rentals to remove buildings appropriate as accessory dwellings units but

expand the definition of bed and breakfast to allow for glamping style accommodation. The process of the development of Bylaw 512 and its restrictions to building full time rental cottages was discussed. Height and storey restrictions in the current Land Use Bylaw were identified as an issue for building multi-family dwellings to address the issue. Water and sewage capacity was brought up.

There was a discussion about the Ganges Village Planning Task Force. It has been paused while the Salt Spring Local Trust Committee works to address the need to coordinate joint planning with the First Nations in the area.

There was a discussion about a Tiny Home Sandbox project proposal that has been presented to MLA Olsen. It identifies tiny homes already in use as available for research.

There was a discussion about an eco-density bonus as a way to incentivize building in more environmentally friendly ways. The ability to introduce dual plumbing and using reclaimed Ganges Sewer water to the Ganges area was raised.

**5. ADJOURNMENT**

The meeting was adjourned at 12:00 p.m.

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Rhonan Heitzmann, Chair

**CERTIFIED CORRECT:**

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Rob Pingle, Recorder