

A member of the public and neighbour of the subject properties expressed concerns regarding safety at the Lower Ganges Road & Baker Road intersection and suggested removal of the top concrete blocks at the North West portion of the intersection to improve safety.

A member of the public expressed concerns that the variance may prohibit improvements at the intersection.

**SS-2023-57**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee approve Development Variance Permit SS-DVP-2022.12 and direct that staff not issue the permit until a covenant consistent with the draft covenant in Attachment 6 of the report from Planner Baugh, dated May 18, 2023 is registered on title.

**CARRIED**

**SS-2023-58**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee direct staff to forward correspondence received and concerns raised in relation to application SS-DVP-2022.12 to the Ministry of Transportation and Infrastructure Subdivision Approving Officer.

**CARRIED**

**12. LOCAL TRUST COMMITTEE PROJECTS**

**12.1 Official Community Plan Project Charter preview - Staff Report**

Planner Garbo presented a staff report dated May 18, 2023 regarding the Salt Spring Island OCP-LUB Amendment LTC Project.

In discussion the following items were noted:

- A Trustee expressed the OCP Project Charter process should have been started earlier as the project charter shapes the LTC's and the community's understanding of the project;
- A Trustee expressed support for First Nations engagement although the document is insufficient. It is important to have experienced, expert advisors to set up an Indigenous Relations approach for the OCP project. The Islands Trust Senior Inter Governmental Policy Advisor is vacant;
- Support was expressed to provide opportunities for First Nations to partner on and inform the project scoping and public engagement;
- A Trustee expressed support to manage and be proactive regarding population growth/change. It is not adequate to be reactive to change. We need to ask what type of housing does our community need and what housing already exists;
- A Trustee expressed young people are leaving SSI due to the lack of workforce housing. We need to engage the young people on the island regarding housing needs;

- A Trustee expressed it is important to understand the demographic data such as where the housing growth has happened in the last few years and to integrate new demographic and other relevant data;
- A Trustee expressed support for a high-level evaluation of the existing Official Community Plan implementation, including an analysis of growth and settlement patterns that have occurred since its adoption to determine divergences from the Islands Trust's preserve and protect mandate;
- A Trustee expressed support to update and renew community values and policies for a complete and resilient island community that embraces reconciliation with First Nations and is more adaptive to climate and demographic change;
- A Trustee expressed support to update and renew policy and regulations to achieve diverse and sustainable housing options and to curtail residential development that is out of step with climate action and equity needs;
- A Trustee expressed support to evaluate and consider policy for designating village containment boundaries to manage growth and settlement patterns;
- A Trustee expressed support to pursue grant opportunities and incorporate activities related to the CMHC Housing Accelerator Fund, Complete Communities Program, 2023 Fire Smart Community Funding & Supports, and others if appropriate;
- A Trustee expressed support to coordinate inter-agency activities such as, but not limited to: establishing sustainable growth rates; ensuring water, sewer, fire protection, and other facilities are adequate to serve the existing and future development; developing a housing strategy; risks of sea level rise; wildfire hazard risk reduction; and food security;
- A Trustee expressed support to develop a work plan outlining the proposed scope, external professional expertise required, project timeline, estimated cost, activities, key milestones & decision points, deliverable, and public engagement approach;
- A Trustee expressed support to strengthen the monitoring & implementation components of the OCP;
- A Trustee expressed support to find water solutions such as water towers for workforce housing;
- A Trustee expressed support for zoning changes for workforce housing to be the priority;
- A Trustee expressed concerns regarding the Fire Risk Reduction in the Douglas-Fir Bio-Geo Climatic Zone – A Practitioners Online Workshop held on February 27, 2023 report summary;
- A Trustee expressed concerns regarding regulating private property owners and that it is important to communicate that SSI is open for business and Islands Trust is not shutting down development;
- Chair Peterson advised the LTC has requested Executive Committee requesting additional resources for the SSI LTC to engage with First Nations;
- A Trustee expressed support for the importance of engagement with the large number of Indigenous residents of Salt Spring Island;
- A Trustee expressed support for reviewing what went wrong with the current OCP;

- A Trustee expressed concerns that some local non-profit organizations have brought forward false information to the community that has contributed to polarization in the community and exacerbated climate concerns;
- A Trustee expressed that sufficient community engagement has happened and the LTC needs to fast track workforce housing;
- It was noted the Mayne Island Local Trust Committee Housing Project Options Report dated March 27, 2023 includes many recommendations that are applicable to Salt Spring Island;
- There was a suggestion for staff to align the OCP project with the Housing Accelerator Fund process. RPM Hutton advised staff can continue the relationship building and that the OCP needs to be updated prior to
- A Trustee expressed concerns regarding the draft project charter and corrections are needed to provide options for the community;
- A Trustee expressed support to align regulations so residents can access the forgivable loans for funding such as the BC Housing Secondary and basement suites incentive pilot program;
- Planner Garbo advised the Housing Accelerator Fund process needs specific data regarding housing and we do not have the data yet. It is a legal requirement to do public engagement. Staff does not recommend delaying the OCP process as it is necessary to define where appropriate housing is needed and have policies to support the needs of the community;
- A Trustee noted it is important to hire a consultant that has the expertise to have meaningful engagement First Nations. RPM Hutton advised First Nations have asked for dialogue at the leadership level;
- A Trustee asked what are we specifically saying when we say First Nations engagement. Are we talking about private property being exempt from Islands Trust regulations? Are we saying we could transfer Conservancy lands to First Nations? A Trustee suggested to reach out to local First Nations that own fee simple land on SSI and ask them what they would like to see. RPM Hutton advised there is legislation to engage with First Nations governments and the degree to which we engage will impact the success of the OCP project. Engagement with with Indigenous individuals is also important although the legislation requirement is for government to government referrals;
- Chair Peterson summarized that the reconciliation action we need to take is important;

The meeting recessed at 1:45 for a break and reconvened at 1:54 p.m.

- Chair Peterson summarized to align the OCB/LUB process early activities with the Housing Accelerator Fund to move forward whether we receive the Housing Accelerator Funding or not and that it is important to develop a work plan based on whether the funding is received or not;
- RPM Hutton advised the LTC has the ability to identify stakeholders for engagement as part of the project charter and this would be the process for including Indigenous residents living off reserve on SSI.

**SS-2023-59**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee request staff to begin work on a Housing Action Plan in alignment with the OCP/LUB project that includes:

- To build buy in with service providers and other levels of government;
- Engaging with affordable housing providers on Salt Spring Island;
- Incorporating recommendations of the Housing Action Program Task Force;
- Incorporating Work Force Housing provisions.

**CARRIED**

**SS-2023-60**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee allocate OCP/ LUB project funding and request staff to develop in coordination with a qualified Indigenous relations professional to support early dialogue and relationship development, to initiate dialogue, identify preliminary engagement preferences and develop an Indigenous relations approach for the LTC Projects and Housing Accelerator Fund at the staff to staff and leadership to leadership level.

**CARRIED**

**12.2 Ganges Village Planning - Staff Report**

Planner Garbo presented a staff report dated May 18, 2023 regarding an update on the Ganges Village Planning effort and next steps to complete the project.

In discussion the following items were noted:

- A Trustee expressed support to pause the Ganges Village Planning project as the project will be informed by the OCP/LUB project;
- A Trustee encouraged members of the public to review other village area plans such as the Friday Harbour plan;
- A first step in the Ganges Village Plan is to define a village containment boundary, which is part of the OCP project.

**SS-2023-61**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee hold the Ganges Village Area Plan project in abeyance to allow the OCP/LUB project to evaluate and consider Village Containment Boundaries to manage growth and settlement patters.

**CARRIED**

**12.3 Coastal Douglas Fir Project - Staff Report**

Planner Garbo presented a staff report dated May 18, 2023 regarding a workshop summary report submitted by Transition Salt Spring.

Transition Salt Spring representative Ruth Waldick provided a summary of the Fire Risk Reduction in the Douglas-Fir Bio-Geo Climatic Zone – A Practitioners Online Workshop held