

14. LOCAL TRUST COMMITTEE PROJECTS

14.1 Official Community Plan and Ganges Village Planning Business Case Update - Staff Report

RPM Hutton presented a staff report dated September 14, 2023 regarding business cases for LTC projects.

In discussion the following items were noted:

- A Trustee advised the LTC has heard the urgency to increase housing. The LTC does not have an agreed understanding on what we want to achieve with this project. The OCP project is a collection of projects that will require a detailed, phased work plan that incorporates a series of actions that will culminate in a draft OCP;
- A Trustee recommended replacing the “Protection of Coastal Douglas Fir Zone” with “Wildfire Resiliency”;
- A Trustee stated the LTC should prioritize approval of proposed Bylaw 530 by November 2023 to address the housing crisis;
- There was a question regarding when the Canada Mortgage and Housing Corporation (CMHC) Housing Accelerator Fund recipients will be announced. RPM Hutton advised the Housing Accelerator Fund recipients should be announced by end of September 2023;
- A Trustee advised the OCP project will include options to increase housing;
- Chair Peterson noted that proposed Bylaw 530 is a first step to increase housing;
- A Trustee asked if amendments to the business case would be needed to ensure the project is flexible regarding future grant funding. RPM Hutton advised the business case is broad to incorporate future funding opportunities;
- A Trustee advised the LTC put the Ganges Village Plan project on hold pending definition of the Ganges Village containment boundary;
- A Trustee expressed support to ask the Province to step in to help and requested the Chair to comment. Chair Peterson advised he would look into this.

SS-2023-103

It was MOVED and SECONDED,

That Salt Spring Island Local Trust Committee amend the “Major amendment to SS OCP” business case by adding to the “CHANGE MANAGEMENT / COMMUNICATIONS / COLLABORATION” section, the development of a detailed and phased work plan for LTC approval that includes but is not limited to: external professional expertise required; project timeline; estimated cost; activities; interagency cooperation; key milestones and decision points; and deliverables.

CARRIED
Trustee Harris OPPOSED

SS-2023-104

It was MOVED and SECONDED,

That Salt Spring Island Local Trust Committee amend the “Major amendment to SS OCP” business case by replacing the “Protection of Coastal Douglas-fir Zones and Associated Ecosystems” section with “Wildfire Resiliency” and including a description of the recently completed Community Wildfire Resilience Plan and the relevant land use management recommendations from the plan.

CARRIED

Trustee Harris OPPOSED

SS-2023-105

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee requests the business case for the major amendment to the Salt Spring Island Local Trust Committee Official Community Plan and the Salt Spring Island Local Trust Committee Land Use Bylaw in Attachment 1 as amended, to be considered by the Islands Trust Finance Committee for inclusion in the 2024-2025 Islands Trust budget.

CARRIED

Trustee Harris OPPOSED

SS-2023-106

It was MOVED and SECONDED,

That Salt Spring Island Local Trust Committee amend the “Ganges (Shiya’hwt/SYOW T) Village Area Plan the Business Case” business case by adding to the “CHANGE MANAGEMENT / COMMUNICATIONS / COLLABORATION” section, the development of a detailed and phased work plan for LTC approval that includes but is not limited to: external professional expertise required; project timeline; estimated cost; activities; interagency cooperation; key milestones and decision points; and deliverables.

CARRIED

Trustee Harris OPPOSED

SS-2023-107

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee requests the business case for the Ganges (Shiya’hwt/SYOW T) Village Area Plan as shown in Attachment 2 as amended to be considered by the Islands Trust Finance Committee for inclusion in the 2024-2025 Islands Trust budget.

CARRIED

Trustee Harris OPPOSED

15. NEW BUSINESS

15.1 Census Infographics

RPM Hutton presented a briefing dated September 14, 2023 regarding 2021 Census Infographics for Salt Spring Island and comparisons across the Islands Trust Area.