

13.2 SS-SUB-2024.1 - K. Ferguson - 1001 Fulford-Ganges Road, SSI

Planner Caproff presented a staff report dated March 7, 2024 regarding a partial discharge of S. 219 Restrictive Covenant and S. 218 Statutory Right of Way Agreement FA101951 for 457.8 m2 of land adjacent to Fulford-Ganges Road for the purposes of land acquisition and road dedication by the Ministry of Transportation and Infrastructure.

SS-2024-017

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee support partial discharge of S. 219 Conservation Covenant and S. 218 Statutory Right of Way Agreement FA101951 and designate a Trustee of the Salt Spring Island Local Trust Committee to attend to the execution of the Application to Deposit Plan EPP134116 (1001 Fulford-Ganges Road).

CARRIED

SS-2024-018

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request that the applicant provide Salt Spring Island Local Trust Committee with the final plan of subdivision once received (1001 Fulford-Ganges Road).

CARRIED

14. LOCAL TRUST COMMITTEE PROJECTS

14.1 Official Community Plan - Land Use Bylaw: Project Terms of Reference

Planner Youmans presented a staff report dated February 27, 2024 regarding the Terms of Reference for the project.

In discussion the following items were presented:

- Increasing Housing and housing equity is the priority and will be within the context of Indigenous reconciliation, ecosystem integrity and climate change resiliency;
- The project will build on the content of the existing Official Community Plan (OCP) and Land Use Bylaw (LUB);
- A Trustee expressed support to prioritize amending the housing section of the OCP to provide housing as soon as possible;
- A Trustee noted one of the goals is to provide confidence in the process and the LTC has the opportunity to ensure the full community is represented;
- A Trustee expressed concerns that updating existing development permit areas and considering new development permit areas should not be included in the project scope as it would potentially make it more difficult to increase housing;
- A Trustee expressed support for a project-based Advisory Planning Commission to build confidence in the project;
- A Trustee expressed support for staff to do the work and not have an advisory body for the OCP/LUB project update as an Advisory Body would slow the process down;

- There was discussion regarding First Nations advisory to coordinate First Nations engagement. A Trustee spoke to a past resolution that allocated project funding to develop an indigenous relations approach. Planner Youmans reported the Ministry of Municipal Affairs and Housing response on First Nations engagement is to engage early, and throughout the process and demonstrate to the Province that the LTC has addressed the issues or demonstrate that the LTC engaged to address the issues. The Province suggested that timelines should accommodate the needs of the First Nations. RPM Hutton added that staff would engage the Ministry early in the project process regarding First Nations engagement strategy. A Trustee noted First Nations coordination is important to set the project up to succeed. For example, the letter received from Cowichan Nation Alliance dated May 11, 2021 regarding Ganges Village Planning is important to consider early in the project;
- A Trustee noted a procurement schedule is missing from the project timeline;
- A Trustee noted the public engagement plan needs to be communicated early;
- A Trustee expressed support for a suitable land analysis;
- A Trustee thanked staff for the level of detail in the staff report.

SS-2024-019

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee create a new special Advisory Planning Commission for the OCP-LUB Update Project.

CARRIED
Trustee Harris Opposed

SS-2024-020

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee direct staff to provide a draft Project Charter based on the discussions on the Terms of Reference in Appendix 1.

CARRIED
Trustee Harris Opposed

SS-2024-021

It was MOVED and SECONDED,

That the Salt Spring Island Trust Committee direct staff to provide a draft scope of services for review and comment for a planning consultant to undertake the work specified in the Terms of Reference in Appendix 1 as discussed and the OCP-LUB Update Project Business Case.

CARRIED
Trustee Harris Opposed

SS-2024-022

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee direct staff to provide a draft community engagement strategy for the OCP-LUB Update Project.

CARRIED
Trustee Harris Opposed

14.2 Official Community Plan - Land Use Bylaw: Complete Communities Assessment

Planner Youmans presented a memorandum dated February 27, 2024 regarding Complete Communities Assessment Project Engagement.

In discussion the following items were noted:

- A Trustee noted the Complete Communities Assessment is the beginning of the OCP/LUB project update and needs to be communicated clearly;
- A Trustee expressed support to define what is a complete community within an island context;
- A Trustee expressed support to use community groups, possibly a survey and for language that fits our island community.

The meeting recessed at 2:09 p.m. and reconvened at 2:13 p.m.

14.3 Proposed Bylaw No. 537 - Accessory Dwelling Units

RPM Hutton presented a staff report dated February 28, 2024 regarding Proposed Bylaw No. 537 – Accessory Dwelling Units.

In discussion the following items were noted:

- A Trustee asked for clarification regarding a letter sent to the Tsawout First Nation dated July 12, 2023. Trustee Patrick reported she sent a letter to Tsawout First Nation to congratulate Chief Pelkey and attended a meeting where there was a suggestion to host a feast with all thirteen First Nations that have interests in the Local Trust Area. RPM Hutton reported the LTC received \$150,000 grant for First Nations relationship building;
- Trustee Harris requested that it be recorded that he did not participate in the letter sent to the Tsawout First Nation dated July 12, 2023 and did not approve for the LTC to host a potlatch. Chair Luckham advised he will set the record straight with the Tsawout First Nation;
- Trustees expressed support to schedule a meeting with Tsawout Chief and Council prior to adoption of Bylaw 537;
- A Trustee expressed support to defeat Bylaw 537 as it does not go far enough to increase housing and bring back Bylaw 530 with a new Bylaw number.

SS-2024-023

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request staff to schedule a meeting with the LTC and Tsawout First Nation Leadership.

CARRIED
Trustee Harris Opposed

15. NEW BUSINESS - None

16. REPORTS

16.1 Policy and Standing Resolutions List

SS-2024-024

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request staff to draft a revision to the standing resolution on Unlawful Dwellings on page 133 of the agenda package.