STAFF REPORT

File No.: 6500-20-2007
OCP-LUB Project

DATE OF MEETING:	June 11, 2026
TO:	Salt Spring Island Local Trust Committee
FROM:	Peter Thicke, Island Planner Salt Spring Island Team
COPY:	Mary Storzer, Regional Planning Team Manager
	Stefan Cermak, Director Planning Services Manager
SUBJECT:	OCP-LUB Project Update

RECOMMENDATION

1. **That the Salt Spring Island Local Trust Committee receive the staff report title "OCP-LUB Project Update" dated June 11, 2026 for information.**

REPORT SUMMARY

This report provides the Salt Spring Island Local Trust Committee (LTC) with background data collected to inform the "What We Heard So Far" report and recommends that staff update the Project Charter for the OCP-LUB Update with a draft to be reviewed by the LTC at an upcoming meeting.

ANALYSIS

1. **Raw Engagement Data**

The former project consultant has provided the raw data that was collected during the initial engagement period that occurred in the fall of 2025. This data informed the "What We Heard So Far" report that was provided by the consultant and presented to LTC at their May 14, 2026 regular meeting.

Staff have included this data (as Attachment 1) as part of this report to support transparency in the process and to better inform the next phase of consultation activities related to the project.

2. **Islands Trust Regional Planning Team and Updated Project Charter**

The Islands Trust Regional Planning Team is an internal staff group dedicated to long-term policy work across the Islands Trust area. The team includes an Island Planner from each Trust office, guided by a Regional Planning Team Manager. The team is currently reorganizing to better support larger, complex projects across the organization.

With the departure of the project consultant and the transition to Islands Trust staff completing the remaining work on the OCP-LUB Update Project, the Regional Planning Team is well-positioned to support the completion of the OCP-LUB Update Project. This expanded capacity will improve the project process, draw on the experience of multiple Island Planners, and apply lessons learned from comparable recent projects. This is an

exciting addition that promises to result in a better final outcome for this project while also addressing various requests to either assess or appoint increased resources to the project.

The recent project transitions, including the shift from consultant to staff-led project delivery and the assignment of the Regional Planning Team to the Salt Spring OCP-LUB Update Project, make this the right moment to revisit the Project Charter and companion documents, including the Terms of Reference (Attachment 3, last updated in 2024), to ensure they accurately reflect the project's current structure and path forward. The current Charter, dating from 2023 (Attachment 2), no longer reflects the project's present state, process, or trajectory. Staff are currently working on an updated Project Charter to accurately reflect the planned for process and trajectory and plan to bring this forward to the July 9th LTC meeting.

While staff acknowledge that this may feel like a step back initially, it is instead a deliberate reset of the project's foundation to enable confident, productive progress. The core objectives of the project remain intact: equitable community engagement, early and ongoing collaboration with First Nations, updated housing policies, and modernization of the OCP. What the updated Charter will add is a realistic timeline and revised scope, an updated budget, resource allocation from the Regional Planning Team, and a workplan that reflects where the project actually stands today. It also allows integration of Important learnings and work completed to date into the revised Project Charter.

Undertaking this process now gives the current LTC the opportunity to set the project up for success and establish the clarity and direction needed to carry it meaningfully into the next political term.

NEXT STEPS

Should LTC recommend reviewing and updating the project charter, staff will work with the RPT to prepare appropriate revisions and bring them forward for LTC review at a future meeting (anticipated for July).

Submitted By:	Peter Thicke, Island Planner	May 29, 2026
Concurrence:	Mary Storzer, Regional Planning Team Manager	May 29, 2026

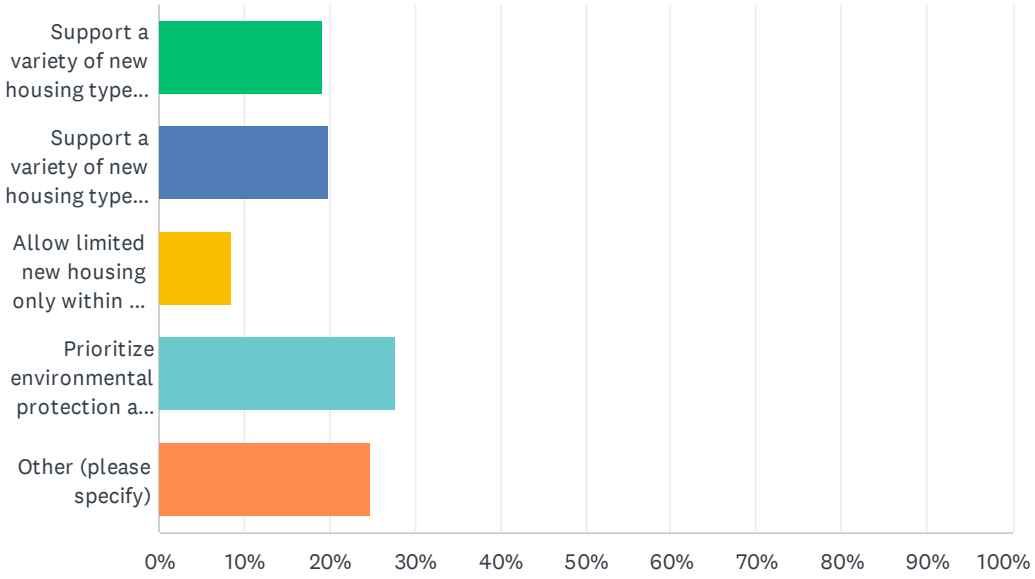
ATTACHMENTS

1. Raw Engagement Data
2. Current Project Charter
3. Current Project Terms of Reference

Attachment 1

Q1 As our community plans for the future, we need to balance the demand for additional housing with protecting sensitive coastal environments and ensuring that infrastructure (roads, water, transportation) can keep pace. Which approach best reflects your opinion on this balance?

Answered: 141 Skipped: 1



ANSWER CHOICES	RESPONSES	
Support a variety of new housing types (e.g. secondary suites, tiny homes, townhomes, etc.) to improve affordability and availability, even if it requires significant new infrastructure investments.	19.15%	27
Support a variety of new housing types provided infrastructure and environmental protections are updated at the same time, as needed.	19.86%	28
Allow limited new housing only within the Village Designations (Fulford, Channel Ridge) where infrastructure and environmental impacts can be managed.	8.51%	12
Prioritize environmental protection and limiting growth, even if it means fewer housing options.	27.66%	39
Other (please specify)	24.82%	35
TOTAL		141

#	OTHER (PLEASE SPECIFY)	DATE
1	I would choose both affordable housing and environmental protection. For a holistic approach that supports both, please look at the report to be submitted to the LTC titled “Common Ground Consensus for the Future,” which reflects community agreement, is aligned with the LTC’s priorities, and has been vetted by a planner.	10/7/2025 10:41 AM
2	Salt Springers want both affordable housing and environmental protection. For a holistic approach that supports both, please look at the report to be submitted to the LTC titled “Common Ground Consensus for the Future,” which reflects community agreement, is aligned with the LTC’s priorities, and has been vetted by a planner.	10/7/2025 10:27 AM
3	Salt Springers want both affordable housing and environmental protection. For a holistic	10/7/2025 10:13 AM

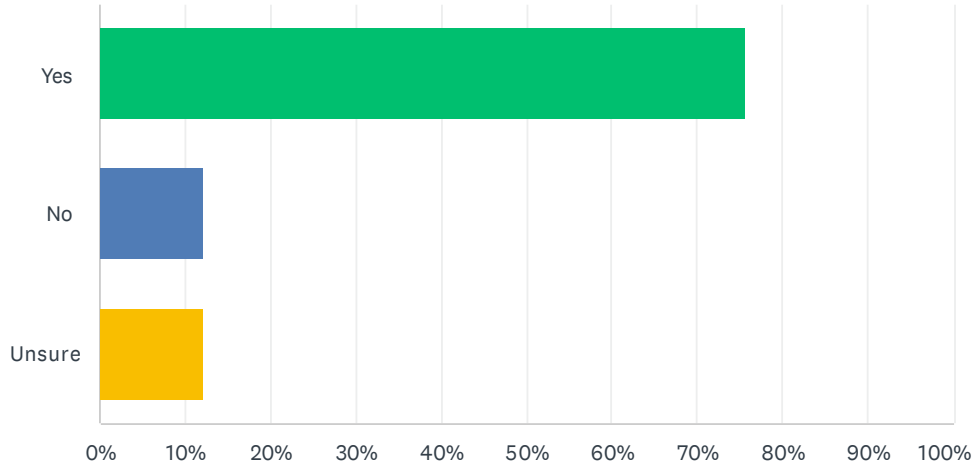
	approach that supports both, please look at the report to be submitted to the LTC titled “Common Ground Consensus for the Future,” which reflects community agreement, is aligned with the LTC’s priorities, and has been vetted by a planner.	
4	Salt Springers want both affordable housing and environmental protection. For a holistic approach that supports both, please look at the report to be submitted to the LTC titled “Common Ground Consensus for the Future,” which reflects community agreement, is aligned with the LTC’s priorities, and has been vetted by a planner.	10/7/2025 10:10 AM
5	Salt Springers want both affordable housing and environmental protection. For a holistic approach that supports both, please look at the report to be submitted to the LTC titled “Common Ground Consensus for the Future,” which reflects community agreement, is aligned with the LTC’s priorities, and has been vetted by a planner.	10/7/2025 9:06 AM
6	Salt Springers want both affordable housing and environmental protection. For a holistic approach that supports both, please look at the report to be submitted to the LTC titled “Common Ground Consensus for the Future,” which reflects community agreement, is aligned with the LTC’s priorities, and has been vetted by a planner.	10/7/2025 8:24 AM
7	Salt Springers want both affordable housing and environmental protection. For a holistic approach that supports both, please look at the report to be submitted to the LTC titled “Common Ground Consensus for the Future,” which reflects community agreement, is aligned with the LTC’s priorities, and has been vetted by a planner.	10/7/2025 7:50 AM
8	Salt Springers want both affordable housing and environmental protection. For a holistic approach that supports both, please look at the report to be submitted to the LTC titled “Common Ground Consensus for the Future,” which reflects community agreement, is aligned with the LTC’s priorities, and has been vetted by a planner.	10/6/2025 7:59 PM
9	The current OCP already allows for thousand of additional housing. Only additional housing should be truly affordable housing (purpose built) within Ganges. Channel Ridge is not suitable for housing.	10/6/2025 7:52 PM
10	Salt Springers want both affordable housing and environmental protection. For a holistic approach that supports both, please look at the report to be submitted to the LTC titled “Common Ground Consensus for the Future,” which reflects community agreement, is aligned with the LTC’s priorities, and has been vetted by a planner.	10/6/2025 7:39 PM
11	Salt Springers want both affordable housing and environmental protection. For a holistic approach that supports both, please look at the report to be submitted to the LTC titled “Common Ground Consensus for the Future,” which reflects community agreement, is aligned with the LTC’s priorities, and has been vetted by a planner.	10/5/2025 2:09 PM
12	reliable affordable housing only, please	10/5/2025 11:55 AM
13	It's possible to support a variety of new, affordable housing AND protect the environment. I support the recommendations from the report "Common Ground Consensus for the Future" that will be submitted to the LTC by Transition Salt Spring.	10/5/2025 9:58 AM
14	Prioritize environmental protection and limiting growth, while at the same time supporting a variety of new housing types including residential units above retail in the village centres with existing infrastructure.	10/4/2025 12:44 PM
15	Salt Springers want both affordable housing and environmental protection. For a holistic approach that supports both, please look at the report to be submitted to the LTC titled “Common Ground Consensus for the Future,” which reflects community agreement, is aligned with the LTC’s priorities, and has been vetted by a planner.	10/3/2025 7:38 PM
16	This question builds on a false narrative that has created division in our community for decades, that we have to choose between environmental protection and building the affordable housing we need. Please look at the report to be submitted to the LTC titled “Common Ground Consensus for the Future.” It is the result of a 10 month process that included the Common Ground Summit in April 2025, and consultation with representatives of the broad spectrum of Salt Spring residents: the leaders of most of our major non-profits (IWAV, SSI Agricultural Alliance, Lady Minto Hospital Foundation, Community Services, Housing Now, SSI Farmland Trust and Transition Salt Spring), long-time housing advocates, farmers, business owners, elected officials from the relevant local agencies (Islands Trust, CRD/LCC, North Salt Spring Water District), members of Positively Forward and Keep Salt Spring Sustainable, younger and	10/1/2025 7:46 PM

	elderly community members, environmental advocates, philanthropic organizations, tradespeople, Indigenous rightsholders and non-rightsholders, as well as representatives of marginalized, underhoused and disabled people. The Consensus for the Future is a package of proposals, now vetted by a planner, that have been weighted to take account of the LTC's 3 "lenses" for input to this engagement: climate change, whole ecosystems and Indigenous interests. Given the short timeframe for the LTC's public engagement, I feel the Common Ground work should be foundational to all future OCP-LUB revisions.	
17	Density transfers to be used to allow population growth where it makes sense, and avoid natural areas as well as areas with high road washout and fire potential. In other words, move development and housing out of "one way in" roads, not-to-code roads and areas highly vulnerable to closure from heavy rain washouts, fire and other concerns with access to emergency vehicles (eg., access to water supplies).	10/1/2025 6:58 PM
18	Allow the community itself, meaning permanent long time residents who live on their own property, to organically accommodate housing through social networks, provided fundamental safety issues are uncompromised. Government ought not to be expected to solve every problem, or to provide every solution. Regulations must not be changed, the word "balancing" is a Trojan horse for developers for profit.	10/1/2025 4:24 PM
19	I don't understand the difference between the first two answers. Support new housing even if it means more infrastrcutre, vs. support new housing if infrastructre is updated. It makes no sense to include Channel Ridge as a village.Go with #1 if you want a single answer.	10/1/2025 11:52 AM
20	P	10/1/2025 10:33 AM
21	I support only affordable housing projects , run by not-for-profit associations .	10/1/2025 10:12 AM
22	This question builds on a false narrative that has created division in our community for decades, that we have to choose between environmental protection and building the affordable housing we need. Please look at the report to be submitted to the LTC titled "Common Ground Consensus for the Future." It is the result of a 10 month process that included the Common Ground Summit in April 2025, and consultation with representatives of the broad spectrum of Salt Spring residents: the leaders of most of our major non-profits (IWAV, SSI Agricultural Alliance, Lady Minto Hospital Foundation, Community Services, Housing Now, SSI Farmland Trust and Transition Salt Spring), long-time housing advocates, farmers, business owners, elected officials from the relevant local agencies (Islands Trust, CRD/LCC, North Salt Spring Water District), members of Positively Forward and Keep Salt Spring Sustainable, younger and elderly community members, environmental advocates, philanthropic organizations, tradespeople, Indigenous rightsholders and non-rightsholders, as well as representatives of marginalized, underhoused and disabled people. The Consensus for the Future is a package of proposals, now vetted by a planner, that have been weighted to take account of the LTC's 3 "lenses" for input to this engagement: climate change, whole ecosystems and Indigenous interests. Given the short timeframe for the LTC's public engagement, I feel the Common Ground work should be foundational to all future OCP-LUB revisions.	9/29/2025 4:22 PM
23	This question builds on a false narrative that has created division in our community for decades, that we have to choose between environmental protection and building the affordable housing we need. Please look at the report to be submitted to the LTC titled "Common Ground Consensus for the Future." It is the result of a 10 month process that included the Common Ground Summit in April 2025, and consultation with representatives of the broad spectrum of Salt Spring residents: the leaders of most of our major non-profits (IWAV, SSI Agricultural Alliance, Lady Minto Hospital Foundation, Community Services, Housing Now,	9/29/2025 1:17 PM
24	Having lived on SS for 33 years, and holding roles as employer and landlord, I wholeheartedly endorse the Common Ground consensus for the Future: This question builds on a false narrative that has created division in our community for decades, that we have to choose between environmental protection and building the affordable housing we need. Please look at the report to be submitted to the LTC titled "Common Ground Consensus for the Future." It is the result of a 10 month process that included the Common Ground Summit in April 2025, and consultation with representatives of the broad spectrum of Salt Spring residents: the leaders of most of our major non-profits (IWAV, SSI Agricultural Alliance, Lady Minto Hospital Foundation, Community Services, Housing Now, SSI Farmland Trust and Transition Salt Spring), long-time housing advocates, farmers, business owners, elected officials from the relevant local agencies (Islands Trust, CRD/LCC, North Salt Spring Water District), members of Positively Forward and Keep Salt Spring Sustainable, younger and elderly community members, environmental advocates, philanthropic organizations, tradespeople, Indigenous	9/29/2025 11:58 AM

	rightsholders and non-rightsholders, as well as representatives of marginalized, underhoused and disabled people. The Consensus for the Future is a package of proposals, now vetted by a planner, that have been weighted to take account of the LTC's 3 "lenses" for input to this engagement: climate change, whole ecosystems and Indigenous interests. Given the short timeframe for the LTC's public engagement, I feel the Common Ground work should be foundational to all future OCP-LUB revisions.	
25	It is important to include active parks and trail creation and maintenance to the list of infrastructure	9/25/2025 2:16 PM
26	We only need affordable housing in Ganges Village and continued single family houses where currently allows.	9/25/2025 10:21 AM
27	This survey question is poorly written. It presupposes that there must be either environmental protection or housing. That is not true at all. You could have increased housing in and around Ganges and a focus on protection elsewhere. Channel Ridge should absolutely not be developed. This underlines why consultation can't be done by survey.	9/18/2025 7:54 PM
28	Increase density in Ganges first. Transportation hub around central services. Allow clustered housing developments to allow for land conservation covenants around the housing. Get away from current housing practices on large tracts of land for only single family dwellings.	9/17/2025 8:34 PM
29	There are vacant suites all over the island that could be rented if owners weren't deterred by the inequity of the tenant biased Landlord and Tenant Act. Why is this not being addressed? Many homeowners could use the income to help maintain their properties but are afraid to take a chance on getting a bad tenant...one who abuses the oroprty,doesn 't oay their rent but cannot be evicted. We have all heard the horror stories and I have personally had the experience. Fix the Act. Why build more before filling what we have.	9/16/2025 5:30 PM
30	Densification primarily in Ganges.	9/16/2025 3:51 PM
31	Prioritize affordable (not for profit) housing along side of environmental protection focussing on water resources as a limiting factor to population growth on the island.	9/15/2025 9:19 PM
32	Incentive development around Ganges. Prioritize affordable housing over single family homes	9/15/2025 8:46 PM
33	Before building more affordable homes, why is the trnant biased Landlord and Tenant Act not being addressed. There are suitesall over this island that could become additional affordable homes if home owners weren't terrified to takea chance on getting a bad tenant...one who a uses the property, fails to pay the rent and can not be removed. Many homeowners also need the added income to maintain their properties but suites sit vacant. Many seniors may also appreciate the company and a little help with gardening etc.but won't take the chance of getting a bad tenant. We've all heard the horror stories and Zi had a first hand experience so I know the fear is real and justified.Fill existing homes before building more...Fix the Landlord Tenant Act first.	9/15/2025 8:37 PM
34	Non-market housing that is available at protected reasonable rents for workers in Ganges and potentially at other places close to transit.	9/15/2025 4:55 PM
35	test	9/15/2025 2:17 PM

Q2 Should the OCP create policies that encourage nature-based and green infrastructure, such as urban forestry, or nature-based solutions for stormwater management in future housing development?

Answered: 140 Skipped: 2



ANSWER CHOICES	RESPONSES	
Yes	75.71%	106
No	12.14%	17
Unsure	12.14%	17
TOTAL		140

Q3 What do you like most about being on Salt Spring Island that should be preserved or enhanced as the community grows? Please provide a response in the space below.

Answered: 133 Skipped: 9

#	RESPONSES	DATE
1	Peace and quiet. Diversity of the community. Access to arts, culture and great locally grown food.	10/7/2025 11:24 AM
2	I greatly value the natural environment in all its diversity, as well as the human population here in all of its diversity. I believe we can create space for both.	10/7/2025 10:41 AM
3	Continue to preserve our natural environment and sense of community but enhance affordability and availability of housing by permitting alternative housing.	10/7/2025 10:27 AM
4	Island living with all its challenges and rewards. Community spirit. Limited growth. Limited traffic. Natural , protected environment.	10/7/2025 10:26 AM
5	not only protection of this fragile environment, but also repairing much of the damage already done. Please consider following the recommendations in the document, "Common Ground Consensus for the Future"	10/7/2025 10:13 AM
6	I love the comparatively slow pace of life on Salt Spring and its natrual beauty as well as its villages and hamlets which remain on a scale that feels safe and welcoming. I think we need to use innovative thinking to find places where we can accommodate housing which is affordable for workers and younger members of the community. This need not come at the expense of the environmental values we all hold dear.	10/7/2025 10:10 AM
7	The blend of the natural environment, diverse population, a community committed to helping one another and an emphasis on maintaining and supporting the small business owners.	10/7/2025 9:21 AM
8	I love both the ease of connection with trees, waterways, and other beings, as well as the diverse human community that I experience here. I believe that careful planning will allow us to both protect the natural spaces AND create much-needed housing for workers, low-income folks, and families. Just as we see in biodiversity, human communities are also strongest when diverse, and not providing affordable housing would mean a drastic decrease in human diversity here.	10/7/2025 9:06 AM
9	I like it's parks and wild lands and access to the ocean, both of which are under developed from a recreational perspective preservation does not have to exclude people. I also like that is has lots of larger rural properties, along with denser communities.	10/7/2025 9:06 AM
10	Parks and beaches	10/7/2025 8:58 AM
11	Income diversity in the community, deep connection and relationship with the local ecosystem, thriving local culture.	10/7/2025 8:24 AM
12	Access to lakes for swimming Beaches Hiking trails	10/7/2025 8:12 AM
13	The feeling of community and slower pace. Our environment should be preserves and we need more affordable housing desparately.	10/7/2025 7:50 AM
14	I like the rural nature of Salt Spring, the convenient 3 Ferry terminals , the 5-6 hours of quiet and dark nights after the last ferry....	10/7/2025 7:50 AM
15	The lakes, beaches,trails and Saturday market, Tuesday market also.	10/7/2025 7:11 AM
16	No franchisees, limited growth, expansion of protected areas, land back campaigns. All new builds be climate wise, incorporate clean energy and gray water systems.	10/7/2025 6:15 AM
17	The variety of trails that are suitable for all ages and abilities and the feeling of belonging to a caring community	10/7/2025 5:56 AM

18	Agriculture	10/7/2025 1:42 AM
19	Workforce housing	10/6/2025 10:22 PM
20	Community and culture	10/6/2025 10:20 PM
21	Community	10/6/2025 10:17 PM
22	Community, IT needs to protect the community and culture as much as the environment.	10/6/2025 10:15 PM
23	Community, without more housing the community will be lost	10/6/2025 10:12 PM
24	Rural/Agricultural environment, trees and native vegetation, smaller homes more parks, walking connections, public transit	10/6/2025 10:01 PM
25	We want both to protect our natural environment and build the affordable housing we need to preserve the character of our community.	10/6/2025 9:56 PM
26	Economic and social diversity; ecological values particularly with accessible conservation and restoration areas; inter-relational community within village 'hubs' - Fulford, Ganges, Vesuvius, fernwood	10/6/2025 9:46 PM
27	a glance of rural, quiet zones with accessibility to Ganges village amenities	10/6/2025 9:29 PM
28	that old houses are not demolished and in their place, new ones built covering the whole property an awareness that as an island, we have a limit on how many people should live here	10/6/2025 9:17 PM
29	Tourism, housing, service jobs	10/6/2025 8:40 PM
30	The rural life	10/6/2025 8:23 PM
31	Rural character and island environment	10/6/2025 8:22 PM
32	The safety and rural feeling of the island. Knowing where a lot of your food comes from and knowing your neighbors	10/6/2025 8:15 PM
33	Protection of our natural environment so we can have wonderful trails to walk, parks to spend time in and clean water. We also need to have affordable housing to preserve the character of our community.	10/6/2025 7:59 PM
34	Environmental protection. Farms.	10/6/2025 7:52 PM
35	Cultural activities such as open low-amped music, and farming with roosters. Ganges needs a community centre, and a First Nations Centre, such as the old fire hall.	10/6/2025 7:44 PM
36	The small town and rural atmosphere. Over building is as detrimental to a community as under building	10/6/2025 7:39 PM
37	Surroundings of natural environment, including forests, beaches, as well as farmland	10/6/2025 5:13 PM
38	Not too crowded	10/6/2025 11:29 AM
39	Quiet nature spaces, slow pace	10/6/2025 9:36 AM
40	Keep us rural - too much development and housing outside of designated villages.	10/6/2025 9:14 AM
41	All the trails, Parks, ocean access, community	10/6/2025 4:09 AM
42	Nature and limited growth that allows for water sustainability	10/5/2025 5:47 PM
43	No high rises or tall buildings, no chain stores, a diverse community with diverse interset and socioeconomic groups	10/5/2025 3:41 PM
44	It's important to me that we restore areas that have been degraded on Salt Spring Island, keep creating reserves to preserve what is rare, and it is also important to me that our community is varied - with housing for all people, whether insecurely housed or wealthy.	10/5/2025 2:09 PM
45	Quiet forested areas and rural lifestyle and non-tourist time in winter!	10/5/2025 11:55 AM
46	Workers. As someone who has working in supportive housing I know the needs of workers here on the island and if we want to keep anything sustainable there has to be workforce housing. Continuing to prioritize the rights of tourists and people who own giant second homes that sit empty year round, while workers are leaving the island because of unreasobable rent.	10/5/2025 10:34 AM

	Then you have housing initiatives that take years to even get through red tape, this is unacceptable. AirBNBs need to go or be drastistically cut in numbers. Housing workers should be a priority for the future of this island.	
47	Stop expensive mega homes for the rich and maintain ,increase homes for medium,low income families	10/5/2025 10:03 AM
48	I love the sense of community I feel with other parents raising young children on this island. I love living in a community that values the environment and fosters a connection to the land. I fear without more affordable housing, Salt Spring will lose many young families whose parents work and contribute to our community, and want to make sure that we protect our natural environment and grow our climate resiliency as our community grows.	10/5/2025 9:58 AM
49	The natural beauty and pristine environment. The strong sense of community and collaboration.	10/4/2025 1:57 PM
50	“Growth” for its own sake is anathema, and the relative absence of this Growth model along with significant numbers of residents who have turned away from a society based on Growth, Accumulation and Comfort combined with the relative abundance of natural more-than-human systems of life - this is what makes Salt Spring special. However, in recent years things are hanging, in no small part because of land prices skyrocketing due to global speculation. Growth needs to be limited while shifting the financial burden of housing - which is human right - to those existing land owners , particularly those paying minuscule tax on agricultural land when they’re actually running a spa.	10/4/2025 12:44 PM
51	Sense of community	10/4/2025 6:24 AM
52	The natural world, a diverse, creative and open culture,	10/3/2025 7:38 PM
53	Quiet areas of forest ,open areas where nature can thrive and farms exist.Parks and trails which can be enjoyed by foot	10/3/2025 4:02 PM
54	Small population	10/3/2025 6:44 AM
55	I like the limited growth and that we try not to have huge skyscrapers, also love that we don’t have huge corporations like Walmart, hamburger joints, Costco etc.	10/2/2025 7:03 PM
56	The aesthetic beauty and unique island culture should be protected. Any development should be modest and well conceived, and growth should be slow and not for greed or profit.	10/2/2025 6:10 PM
57	All the trees. community gardens. Parks. The pool.	10/2/2025 1:11 PM
58	The natural environment. Limit growth and adopt the Policy statement before you do anything about the OCP	10/2/2025 10:43 AM
59	I like that people are taking climate change seriously and are trying very hard to do something about it. Water could become a serious problem if we have too many houses.	10/2/2025 9:44 AM
60	I love the beautiful natural surroundings and rural nature of SSI, and the active involvement of many community members in a variety of organizations that enrich our lives here.	10/2/2025 9:31 AM
61	I like that the Islands Trust has managed to limit development on the island even though there are glaring examples of where it has failed such as Channel Ridge and the Vortex. Luckily neither has proceeded.	10/2/2025 7:55 AM
62	Our community diversity is our biggest asset. We need to ensure all demographics are being looked after, with infrastructure for families, housing insecure, workers and elderly	10/2/2025 6:46 AM
63	Green space	10/1/2025 8:13 PM
64	Wild spaces like ecological reserves that are not parks. Hunter gatherer options. Limited tourist development. Don’t follow tofino	10/1/2025 7:54 PM
65	our natural environment, our farming and gardening community, and the diverse population of people of all ages and income levels.	10/1/2025 7:46 PM
66	The access and extent of natural areas and haitat for wildlife. It should not be in the form of recreational use areas (although some of this is okay), but rather, ensuring that natural areas of sizes sufficient to support target SAR and endemic wildlife species can be supported into the future, despite climate change.	10/1/2025 6:58 PM

67	Silly question!! Growth has to be contained on the gulf islands as a whole ecosystem. That's the point of the Legislation, the policy, and the OCP.	10/1/2025 5:51 PM
68	Protection of nature and limit population growth. I moved here over 30 years ago when the population was about 8000 and now it is almost 12,000. This is too much rapid growth.	10/1/2025 5:09 PM
69	The environment	10/1/2025 4:47 PM
70	Minimize road traffic, increase bus service and other transportation solutions. Accept that there are limits to growth to preserve greenscapes, natural waterscapes and groundwater, farmland production, and community peace and integrity. Not everyone can live on Salt Spring who wants to. Seems like 'supportive housing' providers are accommodating disturbed folks from their operations elsewhere, to relocate to Salt Spring, where their ingrained lifestyles and interpersonal behaviours are destructive to our community.	10/1/2025 4:24 PM
71	Large areas of protected green space	10/1/2025 2:58 PM
72	I moved here because I wanted something different from the commonly held narrative of growth is progress and we must keep developing until there is nothing left etc. I feel extremely fortunate to live in a protected area, particularly in this day and age.	10/1/2025 12:20 PM
73	The Islands Trust is unique in the world, with a mandate that encompasses the whole living community in one of the rarest tree ecosystems in the world, which has an integrated diversity of non-human residents that can't live anywhere else. This must, absolutely, be the priority over the notion held by some people that they have a right to live wherever they choose, and that place must provide for their needs.	10/1/2025 12:19 PM
74	I value access to services (hospital, shopping, artists, fitness, school, farmers market), and nature. The Islands Trust is about protecting the amenities. In 1974 when the Islands Trust Act was passed, there was no sewage treatment, there was a farmers' market but no craft market to speak of, smaller lots were allowed, there was less tree cover (due to previous logging), less ferry service, but more stores per capita. Incomes and cost of living were very different, the BC building code had just been introduced so none of the existing amenities followed that. The goal can't be to protect just the amenities and environment from 1974, but to adapt and grow with the times.	10/1/2025 11:52 AM
75	A wonderful community of appropriate size, but this doesn't mean that population shouldn't grow by some limited amount.	10/1/2025 11:52 AM
76	A sustainable, low-impact community of socio-economic diversity in a quiet, natural setting with housing for all its citizens.	10/1/2025 11:47 AM
77	Limit growth	10/1/2025 11:41 AM
78	I like living in a place that is protected by provincial legislation (Islands Trust Act) as I know our ecology will be protected and not be over-developed like every other place.	10/1/2025 11:40 AM
79	Nature preserve areas	10/1/2025 11:38 AM
80	Nature. Indigenous leadership. Quiet. Caring, healthy, community. The arts.	10/1/2025 11:34 AM
81	Access to natural areas. Indepedent businesses rather than chain stores.	10/1/2025 11:33 AM
82	Living in a protected area, i.e. limited development, prioritizing the environment. The Islands Trust Area is absolutely unique in that it protects the environment and promotes a sustainable community while protecting the area from over development and greed. It absolutely deserves protecting in its current form. I would support the strengthening of environmental protection in the OCP but not relaxing development.	10/1/2025 11:30 AM
83	the preservation of endangered ecosystems	10/1/2025 10:42 AM
84	I appreciate the access to natural areas, such as shore-lines and parks. Also the community spirit of helping everyone. I enjoy , at times ,the lack of cars,	10/1/2025 10:12 AM
85	I moved here knowing that the Trust had a mandate to "Preserve and Protect" the natural environment. This is still a priority to me.	10/1/2025 10:12 AM
86	The natural environment.	10/1/2025 9:59 AM
87	The sense of community, belonging and responsibility among the residents.	9/30/2025 3:25 PM

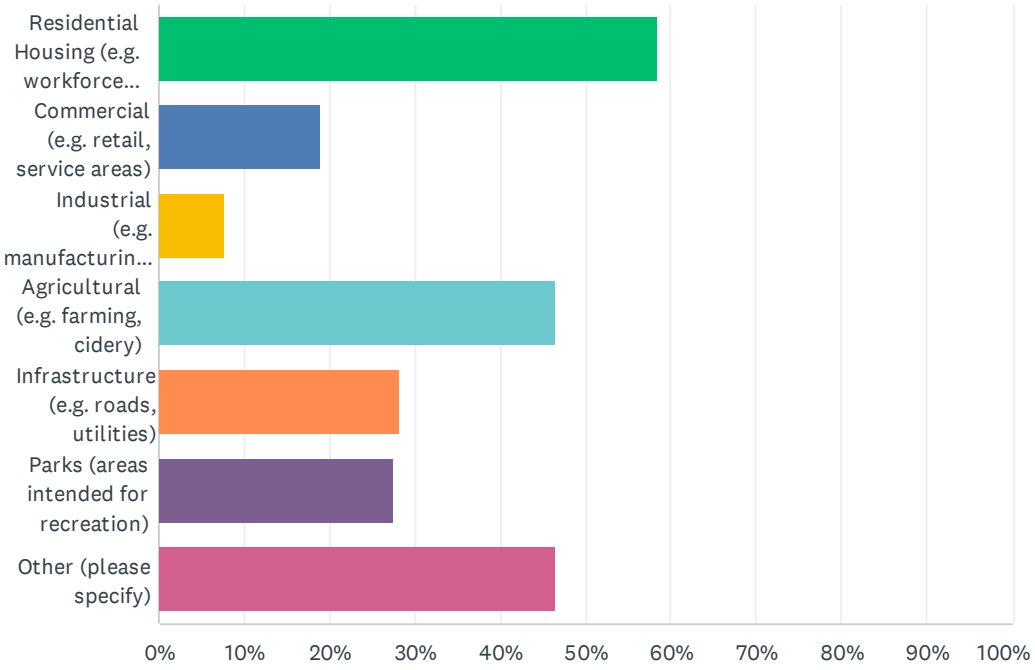
88	Protecting our natural environment, while building affordable housing to preserve the character of our community.	9/29/2025 4:22 PM
89	We must be intelligently balance the needs of the environment with smart development to firstly house the workforce and young families that we need so badly to continue to be a vibrant island.	9/29/2025 1:17 PM
90	When i moved her 33 years ago, it was a haven for low income people, single mom's, artisans, gardeners and others who were able to build this colourful, alternative community alongside the long-timer farming families. Now it seems impossible for our children to buy into the market or find secure, long-term housing so that they can stay in the community they grew up in. Of course I want the nature, hiking trails, small scale farming and the small business aspects of SS to survive, but the island is its people and if they get squeezed out due to poor planning for affordable housing, then what is the point? I do not want us to just be a cute tourist destination. Way too many Air BnBs and not enough worker or senior housing for modest incomes.	9/29/2025 11:58 AM
91	I like the scenic quality of the island, forests, farm fields, opportunities for walking and hiking, the vibrant cultural life of the island as well as access to recreation, hospital, library and recreation amenities. I like that it is a complete community.	9/25/2025 2:16 PM
92	The natural environment and small community.	9/25/2025 10:21 AM
93	Salt Spring island is a microcosm of the housing problems facing every community worldwide - a shortage of affordable housing for workers, seniors, young families, the marginalized, the Indigenous and so on, at a time when sky-high land and construction costs threaten the economic viability of every new project. That isn't a separate problem from the natural environment of which we (and the Indigenous people who have been here for millennia) are the stewards, any more that it's separate from considerations about watersheds, climate change, preserving whole ecosystems, national and international politics, and Indigenous interests. This is why I feel the most important thing we need to preserve about Salt Spring is the common ground we've found - through the Common Ground process we're putting the unity back in community, and finding the best solutions that the greatest number can agree on. From that, everything else will flow: our small-village character, our natural beauty, our economy, our care for the well-being of the least among us.	9/23/2025 1:58 PM
94	Community focused infrastructure that encourages people to gather in a non commercial settings for mutual benefits.	9/23/2025 11:24 AM
95	What I value most about Salt Spring is its diversity of people and the unique sense of community that comes from neighbours of all ages, backgrounds, and income levels living together. This mix is what gives the island its heart and resilience. As the community grows, it’s essential to preserve affordability and create opportunities so that Salt Spring doesn’t become a place only for the ultra-wealthy. We need to ensure that people in lower and middle income brackets—workers, artists, young families, seniors on fixed incomes—can continue to live here. Maintaining this diversity will keep the island vibrant, inclusive, and sustainable for generations to come.	9/22/2025 11:58 AM
96	large parks, long trails, plentiful access to shoreline	9/22/2025 10:56 AM
97	The people. The diversity of the people. This diversity is being lost due to the value of land and the class of people who can buy it. We all love the environment, that is why we live on an island. We also love the hospital, schools and other amenities that need a healthy workforce. Housing options should match a diverse community not drive its destruction.	9/21/2025 6:25 PM
98	Preservation of our natural environment with particular attention to water preservation and fire prevention as climate change progresses.	9/20/2025 5:14 PM
99	Preserve and protect SSI just like it says in your mandate.	9/20/2025 2:00 PM
100	The unique environment must be preserved and preserved. The foundational documents to the islands Trust make this clear. Apparently islands Trust has legal opinions about the foundational documents. These should be made public so that we have a level playing field for discussion. Further the question presumes that the SSI population should grow. Why presume this rather than consult on this? Why should the SSi population grow? Who gains from this other than developers?	9/18/2025 7:54 PM
101	It's nice to live in an agrarian community. We need to do more to protect workers and	9/18/2025 11:48 AM

	workforce housing	
102	for me, the most important thing is the sense of community. a community that is essentially rural, it annoys me when people come here saying they love the rural life and then want to have all the facilities of a big city.	9/18/2025 11:47 AM
103	nature	9/18/2025 11:39 AM
104	abundance of nature	9/18/2025 9:09 AM
105	growth limit in the OCP	9/18/2025 8:56 AM
106	The ability for people of all income and backgrounds to find creative housing solutions that fit their unique needs. Tiny homes, trailers and smaller homes need to have support to be here. They need to be legalized and not harassed by complaining neighbours. If this continues to become a place where only the rich can live, we will lose something very precious.	9/17/2025 8:34 PM
107	The natural lands and environment of salt spring island need to be preserved. There should be MORE walkways and pathways, especially along rainbow road leading to vesuvius.	9/17/2025 5:18 PM
108	Quiet. Slower roads, fewer tourists.	9/17/2025 3:23 PM
109	community connection, beautiful nature, people who care	9/17/2025 1:42 PM
110	The low population, rural character, and abundant undeveloped land.	9/17/2025 11:20 AM
111	Salt spring core identity is the natural and rural character. It should be preserved. Only growth should be in Ganges. And it should be low impact, and eco-friendly, using local materials and contractors.	9/17/2025 10:03 AM
112	Village appeal(small)	9/17/2025 9:57 AM
113	nature, rural character	9/16/2025 8:19 PM
114	Access to nature - better public access to lakes and ocean beaches. Improve walkability in Ganges. Maintain prevalence of small businesses over franchise/chain stores	9/16/2025 7:28 PM
115	?	9/16/2025 6:39 PM
116	It has been a safe, relatively crime free community in the past but things are gradually changing due to excess tolerance of drugs and transient population.	9/16/2025 5:30 PM
117	Farmers, young artists, and families with children.	9/16/2025 5:19 PM
118	I like being part of a small community where I know a lot of people and they know me. I like feeling part of the community. I like looking out for others.	9/16/2025 5:11 PM
119	Sense of community, farmland, having a connection to nature	9/16/2025 4:26 PM
120	Lots of farm land and land growing back into its original condition.	9/16/2025 3:51 PM
121	I highly value how Salt Spring very much feels like Canada was 10 years ago. A sense of being culturally Canadian, which is not the case in some other places. I would like to see this culture preserved.	9/16/2025 3:04 PM
122	The markets on Saturday and Tuesday should be year round, perhaps in the old firehall.	9/16/2025 12:36 PM
123	X	9/16/2025 7:57 AM
124	Garry Oaks and Arbutus trees need protection as they are unique and struggling species.	9/16/2025 7:57 AM
125	The environment. Arbutus trees and Garry oaks are especially vulnerable given the changing climate.	9/16/2025 7:41 AM
126	The diversity of the community - the strength of arts, culture, agriculture, education, medical resources, environmental protection and resilience that an educated and resourceful populace supports. Limits to growth will HAVE to happen!	9/15/2025 9:19 PM
127	Diverse community	9/15/2025 8:46 PM
128	The low crime rate because it is still a small community of sensitive caring people. We do not want to become a bedroom community of Victoria	9/15/2025 8:37 PM

129	The green spaces and trail system	9/15/2025 8:29 PM
130	The harbours and adjacent shorelines. They are each an amenity and an environment that must be preserved and enforced by making such efforts a priority so that the efforts will be funded. Need more enforcement and requisite equipment and manpower to do so.	9/15/2025 8:07 PM
131	Limited development to preserve the environment and not exceed the 17,000 population limit. Also not too increase building densities in areas with limited well capacity. Limit other development to be compatible with existing water supplied.	9/15/2025 7:11 PM
132	Tranquility; and the native plants/wildlife.	9/15/2025 4:44 PM
133	test	9/15/2025 2:17 PM

Q4 What does Salt Spring Island need more of to foster island-based economic sustainability? Select your top 3 choices.

Answered: 142 Skipped: 0



ANSWER CHOICES	RESPONSES	
Residential Housing (e.g. workforce housing)	58.45%	83
Commercial (e.g. retail, service areas)	19.01%	27
Industrial (e.g. manufacturing, warehousing)	7.75%	11
Agricultural (e.g. farming, cidery)	46.48%	66
Infrastructure (e.g. roads, utilities)	28.17%	40
Parks (areas intended for recreation)	27.46%	39
Other (please specify)	46.48%	66
Total Respondents: 142		

#	OTHER (PLEASE SPECIFY)	DATE
1	Infrastructure updates - specifically shoulders for main throughfare roads and extension of existing walking trails (e.g. downtown to Mansell - from current end at Long Harbour).	10/7/2025 11:24 AM
2	Again, rather than choosing between crucial priorities, all of which are interconnected, Salt Springers want to support a holistic solution that embraces all of them. The Common Ground Consensus for the Future iaddresses all of these priorities.	10/7/2025 10:41 AM
3	Alternative housing-secondary suites, tiny homes, worker cottages.	10/7/2025 10:27 AM
4	Clever and strict Resource management, especially water, waste and recreational areas.	10/7/2025 10:26 AM

200

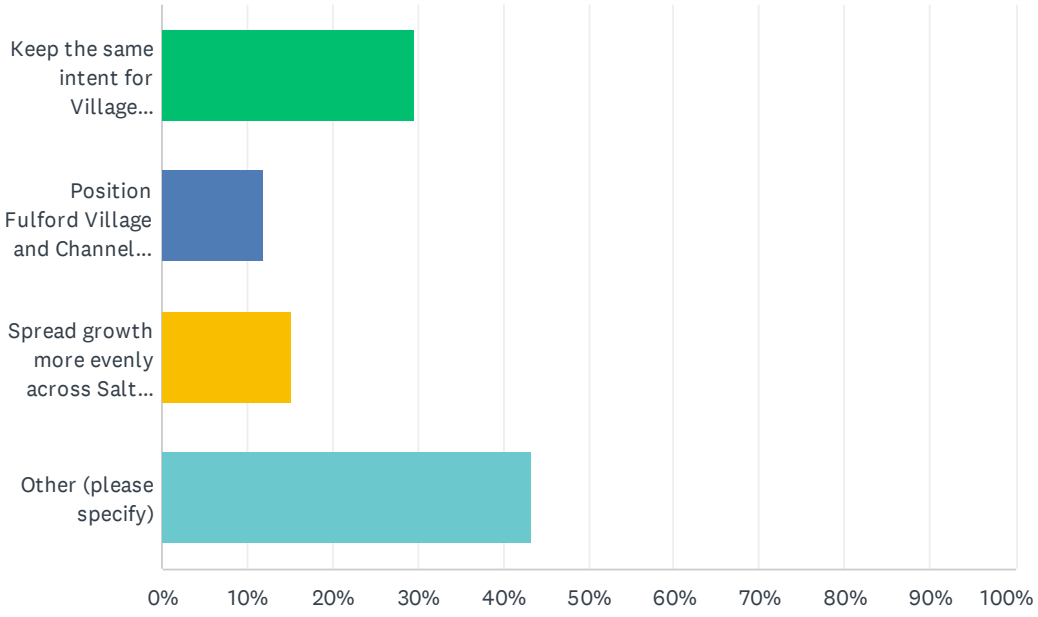
5	Again, rather than choosing between crucial priorities, all of which are interconnected, Salt Springers want to support a holistic solution that embraces all of them. The Common Ground Consensus for the Future iaddresses all of these priorities.	10/7/2025 10:13 AM
6	Rather than choosing between crucial priorities, all of which are interconnected, Salt Springers want to support a holistic solution that embraces all of them. The Common Ground Consensus for the Future addresses all of these priorities.	10/7/2025 10:10 AM
7	Continued and expanded support of small businesses and programs for those who struggle economically.	10/7/2025 9:21 AM
8	Again, rather than choosing between crucial priorities, all of which are interconnected, Salt Springers want to support a holistic solution that embraces all of them. The Common Ground Consensus for the Future iaddresses all of these priorities.	10/7/2025 9:06 AM
9	Too much focus on agriculture, we need more room to develp businesses and facilities to support families and children, ie: quality sports facilities and fields... we are joke compared to other communities when it comes to this.	10/7/2025 9:06 AM
10	Childcare	10/7/2025 8:58 AM
11	Again, rather than choosing between crucial priorities, all of which are interconnected, Salt Springers want to support a holistic solution that embraces all of them. The Common Ground Consensus for the Future iaddresses all of these priorities.	10/7/2025 8:24 AM
12	Again, rather than choosing between crucial priorities, all of which are interconnected, Salt Springers want to support a holistic solution that embraces all of them. The Common Ground Consensus for the Future iaddresses all of these priorities.	10/7/2025 7:50 AM
13	Extensive, safe bike and pedestrian trails. Island wide. Express bus with room for bikes from Ganges to 5 drop off points in greater Victoria	10/7/2025 6:15 AM
14	Responsible tourism that focuses on our wellness services and nature resources	10/7/2025 5:56 AM
15	Community owned transit	10/7/2025 1:42 AM
16	Affordable Public transportation	10/6/2025 9:46 PM
17	Conservation Land which in turn will support its community, tourism etc.	10/6/2025 7:52 PM
18	Encourage small residences on large properties. Encourage subdivision if providing for a small residence. Allow off-grid starter homes that do not use municipal infrastructure. Allow landlord more flexibility with short term or long term rentals. Cap rental rates. Allow liveaboard boats. Speed up and simplify permits.	10/6/2025 7:44 PM
19	More Nature Reserves	10/5/2025 5:47 PM
20	Trails and nature areas accessible to everyone	10/5/2025 3:41 PM
21	These things are all interconnected in my mind. We need them all. These all require sustainability and complex thinking and solution finding, but we need every single one of these to have a healthy and vibrant community.	10/5/2025 2:09 PM
22	we need people to lower rents of current available housing and limit STVRs, and affordable housing, not MORE residential housing in general	10/5/2025 11:55 AM
23	Rather than choosing between crucial priorities, all of which are interconnected, Salt Springers want to support a holistic solution that embraces all of them. The Common Ground Consensus for the Future addresses all of these priorities.	10/5/2025 9:58 AM
24	Greater densification of Ganges to promote year-round living that also does not require cars	10/4/2025 1:57 PM
25	1. Residential housing subsidized by all levels of government. 2. A tourism tax for travellers arriving by boat, ferry or plane. 3. Infrastructure subsidized by all levels of government	10/4/2025 12:44 PM
26	Again, rather than choosing between crucial priorities, all of which are interconnected, Salt Springers want to support a holistic solution that embraces all of them. The Common Ground Consensus for the Future addresses all of these priorities.	10/3/2025 7:38 PM
27	More nature reserves	10/3/2025 4:02 PM
28	We need non-market, affordable housing, with strict agreements that ensure it remains	10/2/2025 9:31 AM

	affordable. Priority should be on workforce housing.	
29	Sports facilities, baseball/ softball and soccer	10/2/2025 6:46 AM
30	Good internet and few restrictions on home based business	10/1/2025 7:54 PM
31	This checklist presents a false premise, that we have to choose between our crucial priorities, all of which are interconnected, rather than finding a holistic solution that embraces all of them. The Common Ground Consensus for the Future is a package of proposal that addresses all of these priorities in a way that has been agreed upon by a large number of diverse community representatives, vetted by a planner, and aligned with the LTC's priorities for input –which are not reflected in this question.	10/1/2025 7:46 PM
32	A learning-based economy that creates partnerships with colleges, universities and food/ag sectors to establish seasonal (fall/spring) workshops and courses that draw on the skills and strengths on SSI/gulf island uniqueness.	10/1/2025 6:58 PM
33	Over and over again, economic sustainability on salt Springs and the rest of the gulf islands means we humans have to learn how to live within the ecosystem not on top of it. I also wonder how a Cidery is an example of agriculture. A cidery is primary processing. And agricultural is primary ne method of primary food production. I worry that everything is being simplified to fit a growth ideology.	10/1/2025 5:51 PM
34	Below market housing	10/1/2025 5:09 PM
35	Salt Spring Island Conservancy land protection	10/1/2025 4:47 PM
36	Less governmental interference, oversight, intrusiveness, and newcomer driven complaints prosecutions. The economy sustains itself and does not need government overeach to "foster" us. We are not your children.	10/1/2025 4:24 PM
37	Active transport options, such as bike lanes, new trails that link towns off roads.	10/1/2025 2:58 PM
38	I would argue the question should read "What does Salt Spring need more of to foster island-based sustainability and environmentalism"?	10/1/2025 12:20 PM
39	Tourists need to pay a fee via ferry tickets to visit the island, a proposed $2 or $3 each, since the Trust requires the islands to be preserved and protected for all British Columbians. Also, road shoulders on major routes need to be safer for cycling tourists, who come with fatter wallets than tourists buzzing about in cars.	10/1/2025 12:19 PM
40	Eliminate shot term rental	10/1/2025 11:41 AM
41	protected green space, conservation areas	10/1/2025 11:40 AM
42	More nature preserves	10/1/2025 11:38 AM
43	A radical new 21 century approach to tourism, one that asks people to contribute to our Preserve and Protect values that	10/1/2025 11:34 AM
44	Protected natural areas. Farming (food, not necessarily wine and cider). Protected Water sheds. Tree bylaw.	10/1/2025 11:30 AM
45	A permanent year round market in a building such as the middle school	10/1/2025 10:29 AM
46	support for new environmentally friendly business	10/1/2025 10:12 AM
47	Parks and Protected areas intended to preserve the natural environment - not with a view to provide recreation.	10/1/2025 10:12 AM
48	Only build affordable housing, not more high-priced condos and houses	10/1/2025 9:59 AM
49	Again, this checklist presents a false premise, that we have to choose between our crucial priorities, all of which are interconnected, rather than finding a holistic solution that embraces all of them. The Common Ground Consensus for the Future is a package of proposal that addresses all of these priorities in a way that has been agreed upon by a large number of diverse community representatives, vetted by a planner, and aligned with the LTC's priorities for input –which are not reflected in this question.	9/29/2025 4:22 PM
50	Again, this checklist presents a false premise, that we have to choose between our crucial priorities, all of which are interconnected, rather than finding a holistic solution that embraces	9/29/2025 1:17 PM

	all of them. The Common Ground Consensus for the Future is a package of proposal that addresses all of these priorities in a way that has been agreed upon by a large number of diverse community representatives, vetted by a planner, and aligned with the LTC's priorities for input –which are not reflected in this question.	
51	It has to be AND not INSTEAD! And we have to do better at supporting Indigenous people buying back some land so that they can become a trhriving part of our community again! But most of all, again, this checklist presents a false premise, that we have to choose between our crucial priorities, all of which are interconnected, rather than finding a holistic solution that embraces all of them. The Common Ground Consensus for the Future is a package of proposal that addresses all of these priorities in a way that has been agreed upon by a large number of diverse community representatives, vetted by a planner, and aligned with the LTC's priorities for input –which are not reflected in this question.	9/29/2025 11:58 AM
52	Nature reserves	9/25/2025 10:21 AM
53	Again, I feel this checklist presents a false premise, that we have to choose between our crucial priorities, all of which are intereconnected, rather than finding a holistic solution that embraces all of them. The Common Ground Consensus for the Future is a package of proposal that address all of these priorities in a way that has been both vetted by a large number of diverse community representatives, and aligned with the LTC's priorities for input – none of which are reflected in this question.	9/23/2025 1:58 PM
54	Preserve the environment.	9/20/2025 2:00 PM
55	SSI needs more protected environment- not just parks " intended for recreation ". The lack of this portion underlines the inadequacy of consultation though survey. It may also reveal a bias in the survey design.	9/18/2025 7:54 PM
56	we need a light manufacturing or commercial area. Under the old OCP there are too many bits and pieces of industrial development over the island. Rainbow Road has already a number of commercial and semi industrial enterprises, could lend itself very nicely to concentrating that sort of services	9/18/2025 11:47 AM
57	off season tourism	9/18/2025 9:09 AM
58	nature reserves	9/18/2025 8:56 AM
59	Less is more. Quit trying to be like every other suburb.b	9/17/2025 3:23 PM
60	Bike and walking paths	9/17/2025 9:57 AM
61	non-market housing guaranteed to go to workers	9/16/2025 8:19 PM
62	Not focus on importing cheap labour which undercuts the wage structure and takes entry level jobs away from young people. Don't need to use this strategy to endlessly pursue "progress". Let the economy grow organically.	9/16/2025 3:04 PM
63	Test	9/16/2025 7:57 AM
64	Non profit housing such as co-operative housing is essential. Cottage industry which is environmentally friendly is preferable to massive increase in large retail (manufacturing). Water has to be at the basis of all planning for any expansion! It will be the most limiting resource in the future!	9/15/2025 9:19 PM
65	Large areas of permanently protected areas such as the NCC Land in the old Beach property.	9/15/2025 4:55 PM
66	test	9/15/2025 2:17 PM

Q5 Salt Spring Island's existing OCP recognizes Ganges Village as the residential, commercial, and cultural hub of the Island, with secondary growth areas in Fulford Village and Channel Ridge Village. Looking to the next 20 years, where would you focus growth?

Answered: 125 Skipped: 17



ANSWER CHOICES	RESPONSES	
Keep the same intent for Village Designations as the existing OCP.	29.60%	37
Position Fulford Village and Channel Ridge Village as potential areas for new housing development, subject to servicing.	12.00%	15
Spread growth more evenly across Salt Spring Island.	15.20%	19
Other (please specify)	43.20%	54
TOTAL		125

#	OTHER (PLEASE SPECIFY)	DATE
1	Developing Channel Ridge for affordable housing was one of the proposals going into the Common Ground Summit, but it did not receive much support, over concerns about water availability, distance from town (and insufficient mass transit to support that), and other issues. More importantly, there were other proposals that a majority felt were better priorities to explore. Please see the Common Ground Consensus for the Future, for a package of proposals that offers a more holistic answer than this question allows.	10/7/2025 10:47 AM
2	Developing Channel Ridge for affordable housing was one of the proposals going into the Common Ground Summit, but it did not receive much support, over concerns about water availability, distance from town (and insufficient mass transit to support that), and other issues. More importantly, there were other proposals that a majority felt were better priorities to explore. Please see the Common Ground Consensus for the Future, for a package of proposals that offers a more holistic answer than this question allows.	10/7/2025 10:19 AM

3	That plan is fine, but there needs to be more commerical zoned in these areas sot make these secondary growth areas more sustatinable as denser communities.	10/7/2025 9:21 AM
4	Developing Channel Ridge for affordable housing was one of the proposals going into the Common Ground Summit, but it did not receive much support, over concerns about water availability, distance from town (and insufficient mass transit to support that), and other issues. More importantly, there were other proposals that a majority felt were better priorities to explore. Please see the Common Ground Consensus for the Future, for a package of proposals that offers a more holistic answer than this question allows.	10/7/2025 9:08 AM
5	Developing Channel Ridge for affordable housing was one of the proposals going into the Common Ground Summit, but it did not receive much support, over concerns about water availability, distance from town (and insufficient mass transit to support that), and other issues. More importantly, there were other proposals that a majority felt were better priorities to explore. Please see the Common Ground Consensus for the Future, for a package of proposals that offers a more holistic answer than this question allows.	10/7/2025 8:26 AM
6	Developing Channel Ridge for affordable housing was one of the proposals going into the Common Ground Summit, but it did not receive much support, over concerns about water availability, distance from town (and insufficient mass transit to support that), and other issues. More importantly, there were other proposals that a majority felt were better priorities to explore. Please see the Common Ground Consensus for the Future, for a package of proposals that offers a more holistic answer than this question allows.	10/7/2025 7:52 AM
7	Limit growth	10/7/2025 6:20 AM
8	Concerned that channel ridge has fire hazard with scarce water, uncontrolled areas of broom and fire fuel	10/7/2025 6:01 AM
9	Again, this checklist presents a false premise, that we have to choose between our crucial priorities, all of which are interconnected, rather than finding a holistic solution that embraces all of them. The Common Ground Consensus for the Future is a package of proposal that addresses all of these priorities in a way that has been agreed upon by a large number of diverse community representatives, vetted by a planner, and aligned with the LTC's priorities for input –which are not reflected in this question	10/6/2025 10:00 PM
10	Concentrate growth in Ganges Village by incorporating only Ganges area; do density transfers to ensure high value ecological areas are protected while worker and family housing is built in the walkable vibrant core	10/6/2025 9:49 PM
11	Keep growth limited to Ganges	10/6/2025 8:24 PM
12	Ganges Village should be the main focus. Channel Ridge is not suitable for various reasons (water, fire, access...)	10/6/2025 7:59 PM
13	Ganges is too congested. Fulford is geographically challenging. Water supply is critical. Spreading the growth in appropriate areas that are geographically suitable and have water are good places to allow low rise multi dwellings. These should not make developers rich. A reasonable profit assures affordable housing.	10/6/2025 7:47 PM
14	Additional housing should be in Ganges	10/5/2025 5:54 PM
15	Allow properties larger than 0.5 acrs or more to have secondary dwellings. Relax the bylaws so that these dwelling can be affordable to most ppl. The stricter the bylaws the more expensive rent will be because not everyone can afford to upgrade existing dwellings and still offer affordable rent.	10/5/2025 4:09 PM
16	Developing Channel Ridge for affordable housing was one of the proposals going into the Common Ground Summit, but it did not receive much support, over concerns about water availability, distance from town (and insufficient mass transit to support that), and other issues. More importantly, there were other proposals that a majority felt were better priorities to explore. I support more growth in Ganges and to a lesser extent, Fulford.	10/5/2025 2:16 PM
17	Obviously your consultant doesn't understand re Channel Ridge. Fulford and Ganges only for development	10/5/2025 12:08 PM
18	Developing Channel Ridge for affordable housing was one of the proposals going into the Common Ground Summit, but it did not receive much support, over concerns about water availability, distance from town (and insufficient mass transit to support that), and other issues.	10/5/2025 10:08 AM

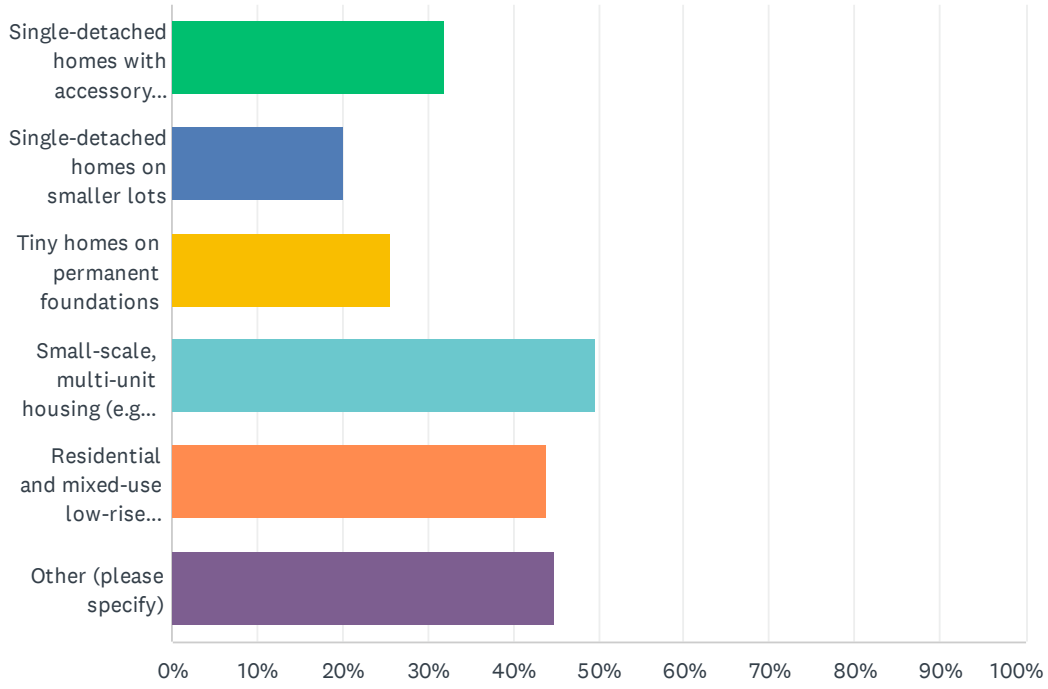
	More importantly, there were other proposals that a majority felt were better priorities to explore. Please see the Common Ground Consensus for the Future, for a package of proposals that offers a more holistic answer than this question allows.	
19	Developing Channel Ridge for affordable housing was one of the proposals going into the Common Ground Summit, but it did not receive much support, over concerns about water availability, distance from town (and insufficient mass transit to support that), and other issues. More importantly, there were other proposals that a majority felt were better priorities to explore. Please see the Common Ground Consensus for the Future, for a package of proposals that offers a more holistic answer than this question allows.	10/3/2025 7:41 PM
20	Ganges should have more affordable housing with legal agreements to ensure affordability	10/3/2025 4:14 PM
21	New workforce housing should be limited to Ganges. Fulford and Channel Ridhe do not have the water or sewage resources to sustain housing.	10/2/2025 8:07 AM
22	This question shows a limited awareness of both the history of the OCP and the history of Channel Ridge, which everyone agrees has been an environmental disaster. Developing Channel Ridge for affordable housing was one of the proposals going into the Common Ground Summit, but it did not receive much support, over concerns about water availability, distance from town (and insufficient mass transit to support that), and other issues. More importantly, there were other proposals, such as a holistic transformation of Ganges and supporting clustered and alternative housing, that a majority felt were better priorities to explore. These proposals address, among other things, the reality that sea-level rise is already encroaching on Ganges and the village will need to move. Please see the Common Ground Consensus for the Future, for a package of proposals that offers a more holistic answer than this question allows.	10/1/2025 7:49 PM
23	Ganges should be densified, and density-transfers should be used to create small nodes of higher density, affordable eco-houses and tiny house villages along major road corridors. Not in inaccessible areas that will face flash flood and fire risk under extreme weather events now and into future.	10/1/2025 7:03 PM
24	Channel Ridge village is a failed development. Leave it out of the planning equation.	10/1/2025 6:01 PM
25	I would retain the growth limits in the current OCP, including provision of affordable housing re: B.2.1.2.1	10/1/2025 3:12 PM
26	Keep growth limited to Ganges. Channel Ridge ain't never going to happen and Fulford Village already seems maxed out.	10/1/2025 12:24 PM
27	Focus growth only in Ganges Village, now and in the future, and this growth should be truly affordable housing with legal agreements to ensure this affordability.	10/1/2025 12:09 PM
28	Remove Channel Ridge from the OCP. It was an idea that didn't happen so shouldn't be considered in the current planning. Growth should be foccused on Ganges.	10/1/2025 12:02 PM
29	Fulford and Fernwood - yes. No development on Channel Ridge. Eliminate Channel ridge from the potential development areas.	10/1/2025 11:54 AM
30	Limit growth	10/1/2025 11:46 AM
31	Ganges	10/1/2025 11:45 AM
32	Ganges is the only practical option for growth.	10/1/2025 11:44 AM
33	Limit all growth to affordable housing. Period.	10/1/2025 11:41 AM
34	Review Channel Ridge village to see if really realistic or desirable as a village site.	10/1/2025 11:39 AM
35	Ganges is the only viable village for growth. This is where affordable and worker housing should go, but only with legal agreements to assure affordability.	10/1/2025 11:36 AM
36	Ganges. We don’t need three villages on Saltspring- fulford is already congested with ferry traffic	10/1/2025 10:37 AM
37	This question shows a limited awareness of both the history of the OCP and the history of Channel Ridge, which everyone agrees has been an environmental disaster. Developing Channel Ridge for affordable housing was one of the proposals going into the Common Ground Summit, but it did not receive much support, over concerns about water availability, distance from town (and insufficient mass transit to support that), and other issues. More importantly,	9/29/2025 4:26 PM

	there were other proposals, such as a holistic transformation of Ganges and supporting clustered and alternative housing, that a majority felt were better priorities to explore. These proposals address, among other things, the reality that sea-level rise is already encroaching on Ganges and the village will need to move. Please see the Common Ground Consensus for the Future, for a package of proposals that offers a more holistic answer than this question allows.	
38	This question shows a limited awareness of both the history of the OCP and the history of Channel Ridge, which everyone agrees has been an environmental disaster. Developing Channel Ridge for affordable housing was one of the proposals going into the Common Ground Summit, but it did not receive much support, over concerns about water availability, distance from town (and insufficient mass transit to support that), and other issues. More importantly, there were other proposals, such as a holistic transformation of Ganges and supporting clustered and alternative housing, that a majority felt were better priorities to explore. These proposals address, among other things, the reality that sea-level rise is already encroaching on Ganges and the village will need to move. Please see the Common Ground Consensus for the Future, for a package of proposals that offers a more holistic answer than this question allows.	9/29/2025 1:29 PM
39	This question shows a limited awareness of both the history of the OCP and the history of Channel Ridge, which everyone agrees has been an environmental disaster. Developing Channel Ridge for affordable housing was one of the proposals going into the Common Ground Summit, but it did not receive much support, over concerns about water availability, distance from town (and insufficient mass transit to support that), and other issues. More importantly, there were other proposals, such as a holistic transformation of Ganges and supporting clustered and alternative housing, that a majority felt were better priorities to explore. These proposals address, among other things, the reality that sea-level rise is already encroaching on Ganges and the village will need to move. Please see the Common Ground Consensus for the Future, for a package of proposals that offers a more holistic answer than this question allows.	9/29/2025 12:10 PM
40	Channel Ridge and Fulford Villages are not viable for lack of water, sewage disposal and econimic reasons.	9/25/2025 10:38 AM
41	This question shows a limited awareness of both the history of the OCP and the history of Channel Ridge, which everyone agrees has been an environmental disaster. Developing Channel Ridge for affordable housing was one of the proposals going into the Common Ground Summit, but it did not receive much support, over concerns about water availability, distance from town (and insufficient mass transit to support that), and other issues. More importantly, there were other proposals, such as a holistic transformation of Ganges and supporting clustered and alternative housing, that a majority felt were better priorities to explore. These proposals address, among other things, the reality that sea-level rise is already encroaching on Ganges and the village will need to move. Please see the Common Ground Consensus for the Future, for a package of proposals that offers a more holistic answer than this question allows.	9/23/2025 2:39 PM
42	Ganges. Ganges. Ganges. Fit within existing OCP village boundaries.	9/22/2025 10:59 AM
43	Remove the channel ridge village - this was a mistake by past trustees who could not vision. Ganges is the obvious place to focus density, but there must be options that allow alternative forms of housing within the existing neighbourhoods across the island (e.g., ADUs, clustered housing). The existing allowed subdivision potential needs to be seriously looked at. We can't allow more and more big houses in spread out subdivisions. STOP.	9/21/2025 6:33 PM
44	No development, no villages.	9/20/2025 2:02 PM
45	all of the above	9/18/2025 11:59 AM
46	Ganges Village only	9/18/2025 9:11 AM
47	Fulford has no more water for growth. Channel ridge is unrealistic, financially unfeasible. Both should not be looked to for growth.	9/18/2025 8:59 AM
48	Why can’t we allow for both opportunities? Ganges and Fulford and Channel Ridge?	9/17/2025 8:39 PM
49	Reduce growth, preserve and protect	9/17/2025 3:30 PM
50	Limit growth across the board rather than densifying the whole island or densifying specific areas.	9/17/2025 11:23 AM
51	Growth should only be in Ganges.	9/17/2025 10:05 AM
52	The original OCP designated Fulford, Vesuvius, Fernwood, and Ganges.	9/16/2025 6:53 PM

53	Focus development in and around Ganges moving the village uphill to accommodate sea level rise. Increased desification in Ganges should be balanced with increased preserved land in the rest of the island.	9/16/2025 3:53 PM
54	Fulford, Ganges, Vesuvius. Not sure what is meant by channel ridge village, as there isn't any existing commercial presence there.	9/16/2025 3:07 PM

Q6 What housing types do you feel are most needed on land permitted for residential use? Select your top 3 choices.

Answered: 125 Skipped: 17



ANSWER CHOICES	RESPONSES	
Single-detached homes with accessory dwellings (e.g. detached secondary suites, basement suites, etc.)	32.00%	40
Single-detached homes on smaller lots	20.00%	25
Tiny homes on permanent foundations	25.60%	32
Small-scale, multi-unit housing (e.g. Duplexes/Triplexes/Multiplexes, Townhomes, Rowhomes, etc.)	49.60%	62
Residential and mixed-use low-rise apartments (3-4 storeys, including in the same building as shops or services)	44.00%	55
Other (please specify)	44.80%	56
Total Respondents: 125		

#	OTHER (PLEASE SPECIFY)	DATE
1	Multi unit housing specifically designed for multigenerational occupation. e.g. seniors and young families	10/7/2025 11:30 AM
2	This question again asks us to pick one option when some or all of these may need to be part of the housing solution for Salt Spring. For background, the Common Ground process excluded ADU's from the discussion because they were not part of the overlap of what participants agreed on; all other options were considered. Please look at the Common Ground Consensus for the Future to see what the areas of agreement were, and some nuanced solutions.	10/7/2025 10:47 AM
3	This question again asks us to pick one option when some or all of these may need to be part of the housing solution for Salt Spring. For background, the Common Ground process excluded ADU's from the discussion because they were not part of the overlap of what participants	10/7/2025 10:19 AM

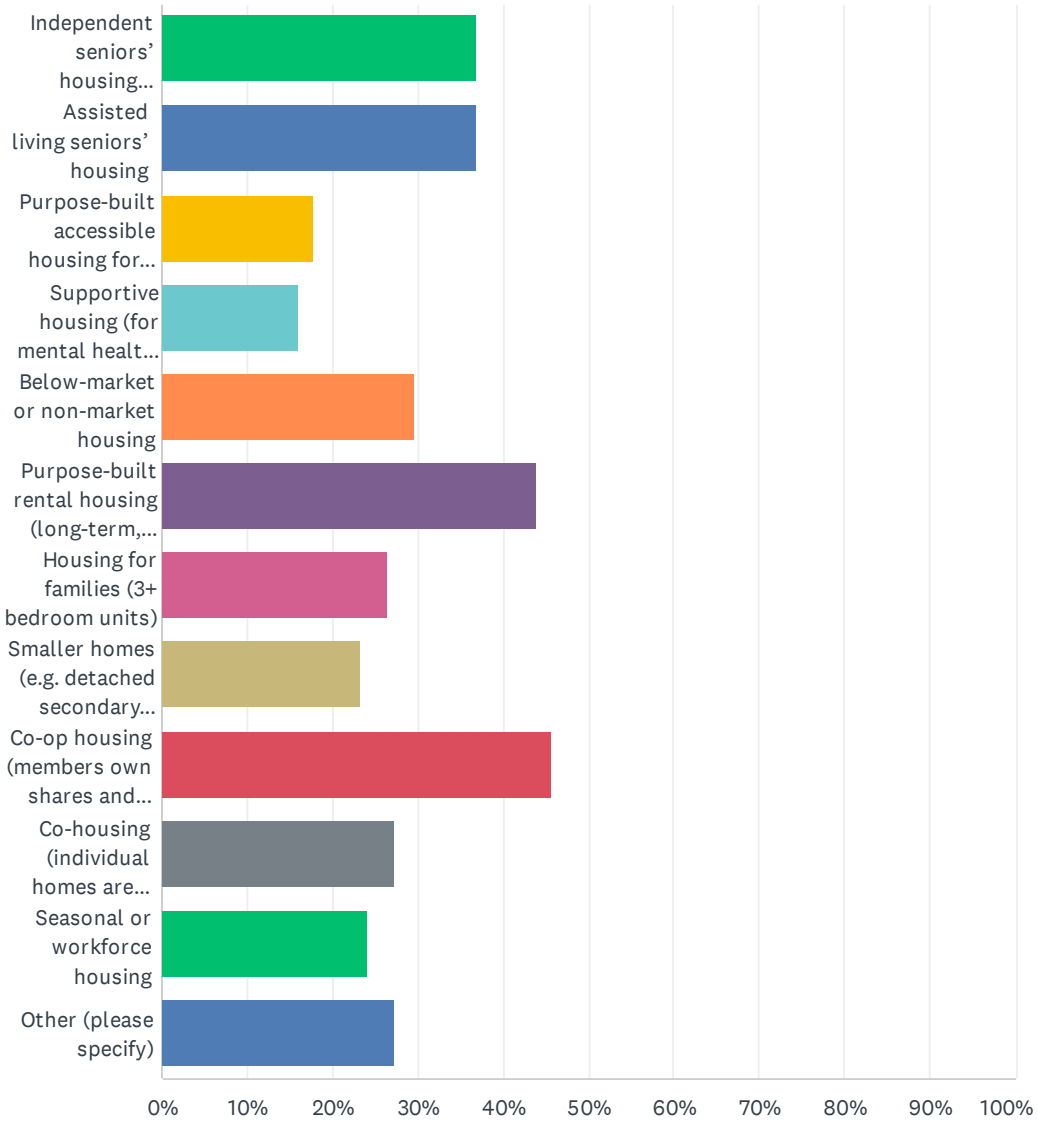
	agreed on; all other options were considered. Please look at the Common Ground Consensus for the Future to see what the areas of agreement were, and some nuanced solutions.	
4	This question again asks us to pick one option when some or all of these may need to be part of the housing solution for Salt Spring. For background, the Common Ground process excluded ADU's from the discussion because they were not part of the overlap of what participants agreed on; all other options were considered. Please look at the Common Ground Consensus for the Future to see what the areas of agreement were, and some nuanced solutions.	10/7/2025 9:08 AM
5	This question again asks us to pick one option when some or all of these may need to be part of the housing solution for Salt Spring. For background, the Common Ground process excluded ADU's from the discussion because they were not part of the overlap of what participants agreed on; all other options were considered. Please look at the Common Ground Consensus for the Future to see what the areas of agreement were, and some nuanced solutions.	10/7/2025 8:26 AM
6	Apartments for working people	10/7/2025 8:22 AM
7	This question again asks us to pick one option when some or all of these may need to be part of the housing solution for Salt Spring. For background, the Common Ground process excluded ADU's from the discussion because they were not part of the overlap of what participants agreed on; all other options were considered. Please look at the Common Ground Consensus for the Future to see what the areas of agreement were, and some nuanced solutions.	10/7/2025 7:52 AM
8	Coop housing.	10/7/2025 6:20 AM
9	Ability for people to add rental housing to their properties under 5 acres where water availability permits	10/6/2025 9:49 PM
10	this depends entirely on where these residential lots are located. Quenstion needs to be rephrased	10/6/2025 7:59 PM
11	Portable Tiny Homes and RV parking with no foundations should be allowed. Some workforce residents are temporary and have permanent residences off island.	10/6/2025 7:52 PM
12	Suites and tiny homes are a good way to quickly address housing as long as I fasten tire is in place- water schools etc	10/6/2025 7:47 PM
13	Residential and mixed-use, but only if enforceable guarantees that the housing will be affordable. Also, single family homes on various size lots	10/5/2025 5:54 PM
14	We need all of these, not 3 choices of these. Different areas of the island may benefit from different types of housing. I would suggest that what we have a lot of is "rural sprawl" - single family homes built on acreages. I would advocate for less of this, preferring a more dense village with a mix of suites, tiny homes, apartment buildings, and multiunit housing.	10/5/2025 2:16 PM
15	Only those residential areas near Ganges and Fulford; not everywhere on the island. Suites fine. Some small scale multi unit houses, again NEAR Fulford and Ganges, not everywhere	10/5/2025 12:08 PM
16	I live in the trailer park on Horel and we will likely be shut down in the future due to degradation. We need more of THIS housing! Taking this away is a huge disservice to the island. We don't need massive homes, we just need reasonable Sq footage to exist in and afford. These trailers are perfect for families and the community that can be established is great as well. It's easier to have people in units such as this then apartments where people can feel "caged". Tiny home pads or trailers are ideal to fix this short term housing issues.	10/5/2025 10:42 AM
17	This question again asks us to pick one option when some or all of these may need to be part of the housing solution for Salt Spring. For background, the Common Ground process excluded ADU's from the discussion because they were not part of the overlap of what participants agreed on; all other options were considered. Please look at the Common Ground Consensus for the Future to see what the areas of agreement were, and some nuanced solutions.	10/5/2025 10:08 AM
18	Tiny home villages	10/5/2025 10:07 AM
19	Greater density housing in Ganges and Fulford	10/4/2025 2:01 PM
20	This question again asks us to pick one option when some or all of these may need to be part of the housing solution for Salt Spring. For background, the Common Ground process excluded ADU's from the discussion because they were not part of the overlap of what participants agreed on; all other options were considered. Please look at the Common Ground Consensus for the Future to see what the areas of agreement were, and some nuanced solutions.	10/3/2025 7:41 PM

21	Single family homes on various sized lots	10/3/2025 4:14 PM
22	social housing	10/2/2025 1:16 PM
23	No more housing !!!!!!!!! This island is full already and more housing is done at the cost of the environment	10/2/2025 10:47 AM
24	Our current zoning is fine with apartments located in Ganges	10/2/2025 8:07 AM
25	This question again asks us to pick one option when some or all of these may need to be part of the housing solution for Salt Spring. For background, the Common Ground process excluded ADU's from the discussion because they were not part of the overlap of what participants agreed on; all other options were considered. Please look at the Common Ground Consensus for the Future to see what the areas of agreement were, and some nuanced solutions.	10/1/2025 7:49 PM
26	Small mixed use eco-villages in areas that unite farm/ag and business with residential needs. Tiny homes but also mixed types in shared properties, like communal zones.	10/1/2025 7:03 PM
27	Mixed use yes. Apartments no.	10/1/2025 6:01 PM
28	Below market housing. Affordable - with legal agreements to maintain this.	10/1/2025 5:14 PM
29	Current zoning for single family homes	10/1/2025 4:53 PM
30	Housing projects that ensure affordability via legally binding housing agreements.	10/1/2025 3:12 PM
31	We already have an abundance of properties that function as little villages, with accessory dwellings (studios, barns, etc.) that are illegally used for housing, including tiny homes on foundations. Trust needs to either legitimize them, making sure that tenants are well and safely served, or shut them down. This latter works on a snitch system, which is a stretch for everyone -- those who see what's going on and those who count on complicity to keep flouting bylaws. Get pro-active; quit playing blind and playing games..	10/1/2025 12:33 PM
32	I find this question misleading as you pose it as a wish list, when in reality we have to stay within our zoning/density limits to protect our ecosystems.	10/1/2025 12:24 PM
33	Single-family residences	10/1/2025 12:09 PM
34	No more single family homes on large lots. No more McMansions. Downzoning may be required.	10/1/2025 11:54 AM
35	No more growth	10/1/2025 11:46 AM
36	- Residential and mixed use 3-4 storey in Ganges only. - Affordable purpose built housing close to Ganges. - Single family housing (not monster homes) on various size lots where already permitted	10/1/2025 11:44 AM
37	Limiting all growth to affordable housing only.	10/1/2025 11:41 AM
38	Current zoning regulates permitted residential use. Any changes that are considered should consider the overriding principle of "Preserve and Protect", as well as available water, sewage, and the cost of additional infrastructure. These priorities only make sense to consider on a site specific basis with regard to lot size, water, sewage and environmental impact. Any or none of the above may be appropriate when considering these priorities.	10/1/2025 11:36 AM
39	2 level mixed commercial /residential in Ganges only.	10/1/2025 10:37 AM
40	other multiple sized units in private homes	10/1/2025 10:23 AM
41	Affordable housing near town	10/1/2025 10:04 AM
42	This question again asks us to pick one option when some or all of these may need to be part of the housing solution for Salt Spring. For background, the Common Ground process excluded ADU's from the discussion because they were not part of the overlap of what participants agreed on; all other options were considered. Please look at the Common Ground Consensus for the Future to see what the areas of agreement were, and some nuanced solutions.	9/29/2025 4:26 PM
43	This question again asks us to pick one option when some or all of these may need to be part of the housing solution for Salt Spring. For background, the Common Ground process excluded ADU's from the discussion because they were not part of the overlap of what participants	9/29/2025 1:29 PM

	agreed on; all other options were considered. Please look at the Common Ground Consensus for the Future to see what the areas of agreement were, and some nuanced solutions.	
44	All of the above is the only answer that works. We have to go towards smaller units or communal living and stop building masions for wealthy ppl who are not part of the community. So many great multi-family solutions already on the island and more would be great. But also, help to make larger homes into two separate units. People have smaller families and are willing to live on a smaller square footage and have a mortgage helper. How is that worse for water than having large families or running BnB's out of you house?	9/29/2025 12:10 PM
45	I think we need a mixture of all these things and there need to be design guidelines so they look good.	9/25/2025 2:24 PM
46	What current zoning allows	9/25/2025 10:38 AM
47	This question again asks us to pick one option when some or all of these may need to be part of the housing solution for Salt Spring. For background, the Common Ground process excluded ADU's from the discussion because they were not part of the overlap of what participants agreed on; many others would say that single-detached homes – or even property ownership, from an Indigenous perspective – are part of the problem. But because housing is such a complex problem, because the economics are so difficult, and because the specifics of where and what kind of housing will be built are so important, I urge you to look at the Common Ground Consensus for the Future to see what the areas of agreement were, and some nuanced solutions.	9/23/2025 2:39 PM
48	Make an urban containment zone for Ganges - that can have small scale multi unit housing. Everywhere else, single detached homes with ADUs. EXCEPT create favourable zoning for community land trusts who can convert single family homes into 3-5 units, pending the size of the lot.	9/21/2025 6:33 PM
49	Co-operative built homes supported	9/20/2025 5:20 PM
50	None of the above. No development on SS	9/20/2025 2:02 PM
51	Current zoning is acceptable	9/18/2025 9:11 AM
52	We only need more affordable housing, with legal agreements to assure affordability.	9/18/2025 8:59 AM
53	Anything, NOT vacation rentals	9/17/2025 3:30 PM
54	Single-detached homes on large lots	9/17/2025 11:23 AM
55	Considering that water consumption increase greatly and is in limited supply , I don't see how more housing development can be sustained.	9/17/2025 10:07 AM
56	Tiny home villages on recreational properties. Cedar Shores Resort would be perfect. Take out every other lot and put a tiny home there. Let people build equity while using less services.	9/16/2025 12:41 PM

Q7 What purpose–built housing choices do you think should be offered or expanded on land permitted for residential use? Select your top 5 choices.

Answered: 125 Skipped: 17



ANSWER CHOICES	RESPONSES	
Independent seniors' housing (smaller, ground-oriented units)	36.80%	46
Assisted living seniors' housing	36.80%	46
Purpose-built accessible housing for persons with disabilities	17.60%	22
Supportive housing (for mental health, addiction, or other needs)	16.00%	20
Below-market or non-market housing	29.60%	37
Purpose-built rental housing (long-term, secure rentals)	44.00%	55
Housing for families (3+ bedroom units)	26.40%	33
Smaller homes (e.g. detached secondary suites or cluster homes)	23.20%	29
Co-op housing (members own shares and collectively manage property)	45.60%	57
Co-housing (individual homes are owned, shared spaces are owned collectively)	27.20%	34
Seasonal or workforce housing	24.00%	30
Other (please specify)	27.20%	34
Total Respondents: 125		

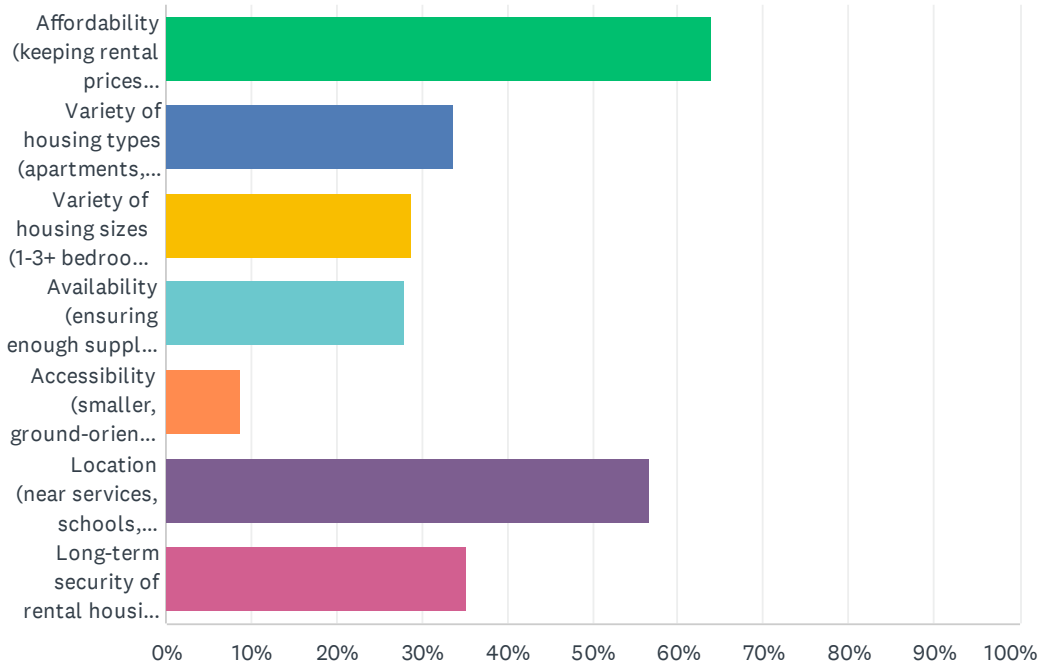
#	OTHER (PLEASE SPECIFY)	DATE
1	I and the Salt Springers I know do not want to choose one deserving group over another. We want to holistically consider the needs of all Salt Springers – and also the needs of the workers we need to move here to maintain our economy – then figure out how and where to build the affordable housing that will serve them all. The Common Ground Consensus process discussed this in depth, and relevant proposals are included in the Consensus for the Future.	10/7/2025 10:47 AM
2	Salt Springers no longer want to choose one deserving group over another. We want to holistically consider the needs of all Salt Springers – and also the needs of the workers we need to move here to maintain our economy – then figure out how and where to build the affordable housing that will serve them all. The Common Ground Consensus process discussed this in depth, and relevant proposals are included in the Consensus for the Future.	10/7/2025 10:19 AM
3	Salt Springers no longer want to choose one deserving group over another. We want to holistically consider the needs of all Salt Springers – and also the needs of the workers we need to move here to maintain our economy – then figure out how and where to build the affordable housing that will serve them all. The Common Ground Consensus process discussed this in depth, and relevant proposals are included in the Consensus for the Future.	10/7/2025 9:08 AM
4	Salt Springers no longer want to choose one deserving group over another. We want to holistically consider the needs of all Salt Springers – and also the needs of the workers we need to move here to maintain our economy – then figure out how and where to build the affordable housing that will serve them all. The Common Ground Consensus process discussed this in depth, and relevant proposals are included in the Consensus for the Future	10/7/2025 8:26 AM
5	Salt Springers no longer want to choose one deserving group over another. We want to holistically consider the needs of all Salt Springers – and also the needs of the workers we need to move here to maintain our economy – then figure out how and where to build the affordable housing that will serve them all. The Common Ground Consensus process discussed this in depth, and relevant proposals are included in the Consensus for the Future.	10/7/2025 7:52 AM
6	Long term care for dependent seniors needing complex care	10/7/2025 6:01 AM
7	Workforce not seasonal	10/6/2025 8:49 PM
8	Single family homes	10/6/2025 8:24 PM
9	Salt Springers no longer want to choose one deserving group over another. We want to	10/6/2025 8:04 PM

	holistically consider the needs of all Salt Springers – and also the needs of the workers we need to move here to maintain our economy – then figure out how and where to build the affordable housing that will serve them all.	
10	Short term housing. Tourism is essential for this island!	10/5/2025 4:09 PM
11	Salt Springers no longer want to choose one deserving group over another. We want to holistically consider the needs of all Salt Springers – and also the needs of the workers we need to move here to maintain our economy – then figure out how and where to build the affordable housing that will serve them all. We need all of these solutions. I'm particularly interested in Co-op housing.	10/5/2025 2:16 PM
12	Only near town, below market or non market housing. Your categories are too BROAD and do not take into account population growth that the island CANNOT SUPPORT	10/5/2025 12:08 PM
13	Salt Springers no longer want to choose one deserving group over another. We want to holistically consider the needs of all Salt Springers – and also the needs of the workers we need to move here to maintain our economy – then figure out how and where to build the affordable housing that will serve them all. The Common Ground Consensus process discussed this in depth, and relevant proposals are included in the Consensus for the Future.	10/5/2025 10:08 AM
14	Affordable housing (defined as roughly 30% of median income)	10/4/2025 2:01 PM
15	Salt Springers no longer want to choose one deserving group over another. We want to holistically consider the needs of all Salt Springers – and also the needs of the workers we need to move here to maintain our economy – then figure out how and where to build the affordable housing that will serve them all. The Common Ground Consensus process discussed this in depth, and relevant proposals are included in the Consensus for the Future.	10/3/2025 7:41 PM
16	Stop trying to force more housing down our throats	10/2/2025 10:47 AM
17	All these are great if there is the water and sewage facilities to support them. Most of the above options should be located in the Ganges area dependent on water availability.	10/2/2025 8:07 AM
18	This question highlights the ugly reality of an affordable housing shortage: deserving demographics – people – are pitted against each other to scramble for the few units that become available. We no longer want to look at our choices in this way. We want to holistically consider the needs of all existing Salt Springers – and also the needs of the workers we need to move here to maintain our economy – then figure out how and where to build the affordable housing that will serve them all. The Common Ground Consensus process discussed this in depth, and relevant proposals are included in the Consensus for the Future.	10/1/2025 7:49 PM
19	This question feels ideologically loaded. It assumes “growth” in the 20th century model, masking the ruinous impactof that “growth” on the planet’s capacity. Question 8 is similarly loaded to assume “growth”	10/1/2025 6:01 PM
20	You're assuming that some of these choices should be offered or expanded, that growth in housing units is universally agreed on by residents as necessary. Legitimize and upgrade what we've got. Quit pretending that what we've got isn't happening and needs to be addressed in pro-active ways. More, more, more isn't the most pressing solution. Mapping and resolving what we've got is.	10/1/2025 12:33 PM
21	Again we need to stay within our current density limits to protect our environment as we are in a protected area so I find it rather useless you are offering a "wish list".	10/1/2025 12:24 PM
22	All must abide by the current zoning and if zoning changes are to be made it's for truly affordable housing only, as our current OCP states.	10/1/2025 12:09 PM
23	Aren't most of these already permitted under the current OCP?	10/1/2025 11:44 AM
24	Please see answer to question 6.	10/1/2025 11:36 AM
25	This question assumes that there are sources from government to support many of the options. There is very limited gov't support for any of these options	10/1/2025 10:23 AM
26	This question highlights the ugly reality of an affordable housing shortage: deserving demographics – people – are pitted against each other to scramble for the few units that become available. We no longer want to look at our choices in this way. We want to holistically consider the needs of all existing Salt Springers – and also the needs of the workers we need to move here to maintain our economy – then figure out how and where to build the affordable	9/29/2025 4:26 PM

	housing that will serve them all. The Common Ground Consensus process discussed this in depth, and relevant proposals are included in the Consensus for the Future.	
27	All of the above, is the only answer. So many families struggling with housing. So many senior's on the brink of homelessness. So much of the housing options are way beyond normal income levels. This question highlights the ugly reality of an affordable housing shortage: deserving demographics – people – are pitted against each other to scramble for the few units that become available. We no longer want to look at our choices in this way. We want to holistically consider the needs of all existing Salt Springers – and also the needs of the workers we need to move here to maintain our economy – then figure out how and where to build the affordable housing that will serve them all. The Common Ground Consensus process discussed this in depth, and relevant proposals are included in the Consensus for the Future.	9/29/2025 12:10 PM
28	Affordable housing in Ganges only with housing agreements.	9/25/2025 10:38 AM
29	This question highlights the ugly reality of an affordable housing shortage: deserving demographics – people – are pitted against each other to scramble for the few units that become available. We no longer want to look at our choices in this way. We want to holistically consider the needs of all existing Salt Springers – and also the needs of the workers we need to move here to maintain our economy – then figure out how and where to build the affordable housing that will serve them all. The Common Ground Consensus process discussed this in depth, because it raises worries about population and carrying capacity, and will also require non-profit entities to restrict housing to the people we have and the people we need. But these issues were discussed and proposals are included in the Consensus for the Future.	9/23/2025 2:39 PM
30	affordable housing on either non-profit owned property or government owned property within Ganges.	9/22/2025 10:59 AM
31	None of the above	9/20/2025 2:02 PM
32	housing for island workers#	9/18/2025 9:11 AM
33	Market housing doesn't work once investors take over.	9/17/2025 3:30 PM
34	Allow market forces to determine what needs to be built	9/15/2025 8:31 PM

Q8 Which of the following should be top priorities when planning for more rental housing on Salt Spring Island? Select your top 3 choices.

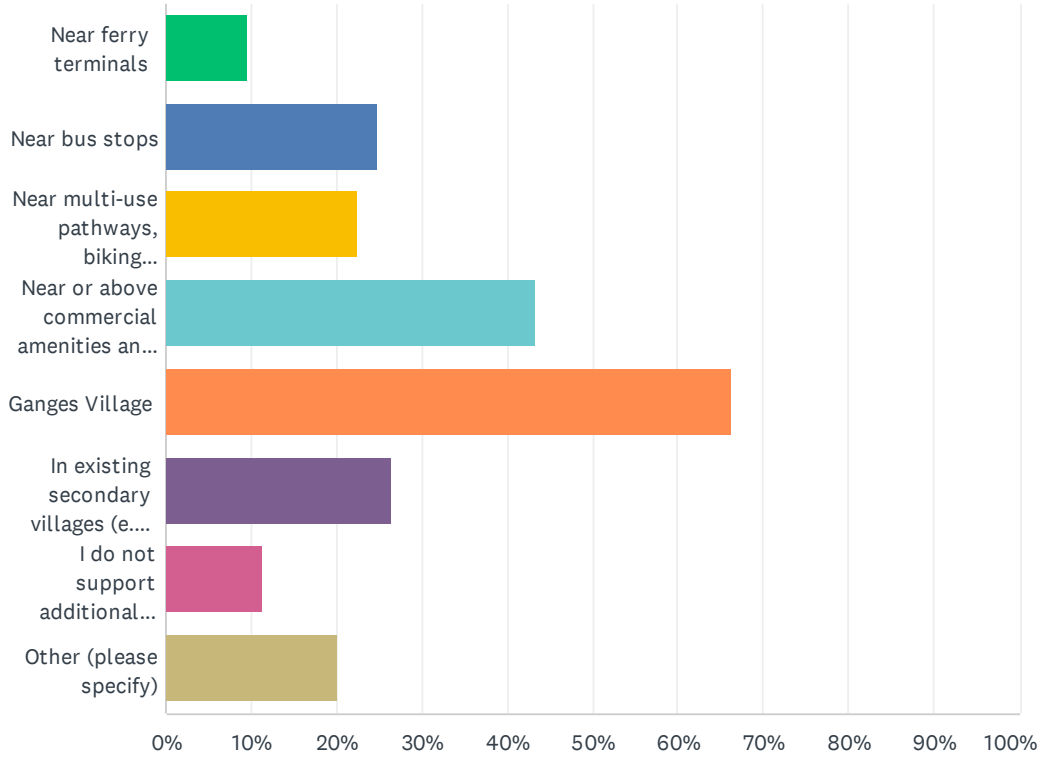
Answered: 125 Skipped: 17



ANSWER CHOICES	RESPONSES	
Affordability (keeping rental prices accessible for a range of incomes)	64.00%	80
Variety of housing types (apartments, townhomes, secondary suites, etc.)	33.60%	42
Variety of housing sizes (1-3+ bedroom units)	28.80%	36
Availability (ensuring enough supply to meet current and future needs)	28.00%	35
Accessibility (smaller, ground-oriented units)	8.80%	11
Location (near services, schools, transit, and employment)	56.80%	71
Long-term security of rental housing (protections against conversion, loss of rental stock, or rent increases)	35.20%	44
Total Respondents: 125		

Q9 Where should new housing be located? Select your top 3 choices.

Answered: 125 Skipped: 17



ANSWER CHOICES	RESPONSES	
Near ferry terminals	9.60%	12
Near bus stops	24.80%	31
Near multi-use pathways, biking infrastructure, and community trails	22.40%	28
Near or above commercial amenities and public services	43.20%	54
Ganges Village	66.40%	83
In existing secondary villages (e.g. Fulford Village and Channel Ridge Village)	26.40%	33
I do not support additional housing development	11.20%	14
Other (please specify)	20.00%	25
Total Respondents: 125		

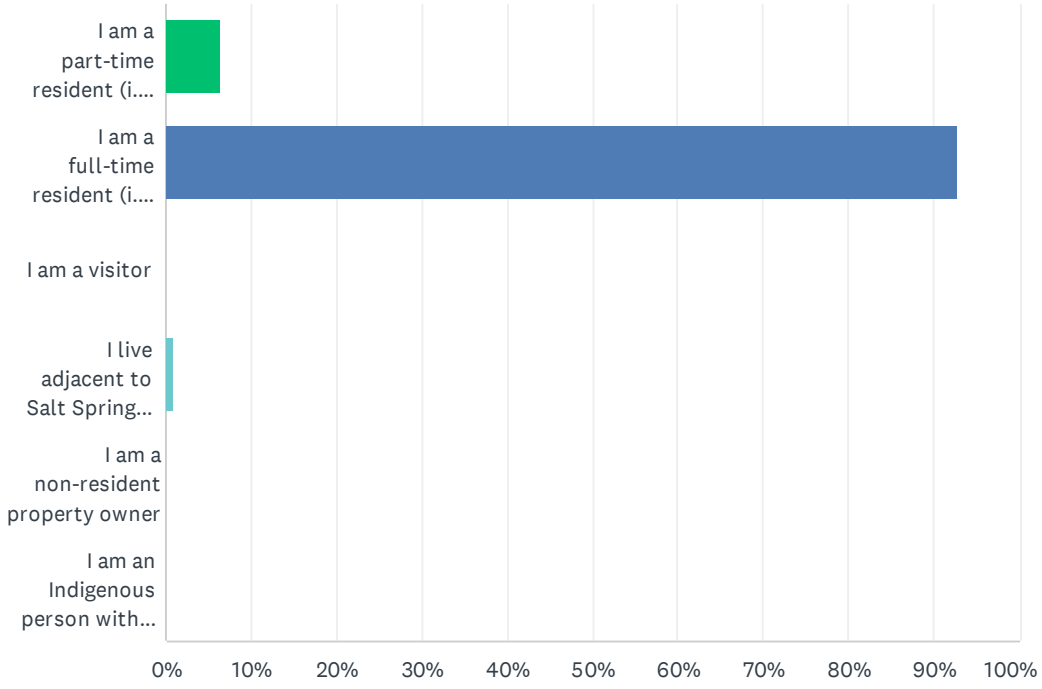
#	OTHER (PLEASE SPECIFY)	DATE
1	Rather than asking us to pick one critical option over another critical option, please look at the Common Ground Consensus for the Future, which contains the most urgent community priorities and also takes into account the LTC's priorities for this engagement.	10/7/2025 10:47 AM
2	Rather than asking us to pick one critical option over another critical option, please look at the Common Ground Consensus for the Future, which contains the most urgent community priorities and also takes into account the LTC's priorities for this engagement.	10/7/2025 10:19 AM

3	Rather than asking us to pick one critical option over another critical option, please look at the Common Ground Consensus for the Future, which contains the most urgent community priorities and also takes into account the LTC's priorities for this engagement.	10/7/2025 9:08 AM
4	Where people want to invest in building it	10/7/2025 9:02 AM
5	Rather than asking us to pick one critical option over another critical option, please look at the Common Ground Consensus for the Future, which contains the most urgent community priorities and also takes into account the LTC's priorities for this engagement.	10/7/2025 8:26 AM
6	Rather than asking us to pick one critical option over another critical option, please look at the Common Ground Consensus for the Future, which contains the most urgent community priorities and also takes into account the LTC's priorities for this engagement.	10/7/2025 7:52 AM
7	Restrictions on population growth	10/7/2025 6:20 AM
8	Channel ridge residents are car dependent and not good location to expand housing	10/7/2025 6:01 AM
9	I would like to see more rural spaces developed. There are very large acreages that could be permitted or encouraged by tax breaks to divide off small spaces for low cost sales or secondary smaller residences.	10/6/2025 7:52 PM
10	In new areas that are serviced by bus, bike path and water	10/6/2025 7:47 PM
11	We shouldn't be developing new houses without optimizing the usage of existing. Multi family dwellings should be allowed on all properties. And properties that have a secondary suite should be mandated to rent it out or pay extra taxes. Relax by laws to allow home owners to rent existing secondary structures and homes. The answer to affordable housing is not always more housing, which by default will be More Expensive as they are new. Vancouver and other cities who rushed into new developments are now facing unaffordable surplus of new condos that no one can afford sitting empty.	10/5/2025 4:09 PM
12	affordable housing; respect current growth limits. Honestly, we can't accommodate everybody who wants to live here.	10/5/2025 12:08 PM
13	Spread it out so one area doesn't get over developed which could cause problems and delays or overuse of services.	10/5/2025 10:42 AM
14	I support any options that increase our climate resiliency for the future by considering walkability (increased density), promoting alternative forms of transportation (bikes, public transit), and accounting for future sea level rise and climate impacts. Please look at the Common Ground Consensus for the Future, which contains the most urgent community priorities and also takes into account the LTC's priorities for this engagement.	10/5/2025 10:08 AM
15	Rather than asking us to pick one critical option over another critical option, please look at the Common Ground Consensus for the Future, which contains the most urgent community priorities and also takes into account the LTC's priorities for this engagement.	10/3/2025 7:41 PM
16	I support only limited additional housing development, in keeping with the capacity limits of SSI and previous OCP	10/2/2025 9:36 AM
17	Remove Channel Ridge Village from the plan.	10/2/2025 8:07 AM
18	Where existing zoning allows for it	10/1/2025 8:24 PM
19	This question presents at least 5 valid options, some of which are contradictory – for instance putting housing near ferry terminals would mean new density in Long Harbour, which never came up in the Common Ground process and would have been as undesirable for many other reasons, not the least of which are sea-level rise and ecosystem protection. Rather than asking us to pick one critical option over another critical option, please look at the Common Ground Consensus for the Future, which contains the most urgent community priorities and also takes into account the LTC's priorities for this engagement.	10/1/2025 7:49 PM
20	These questions require full community conversations!!!	10/1/2025 6:01 PM
21	I don't support additional housing development before we've mapped out clearly what we've got, legit' and illegitimate housing, and get it all above-board.	10/1/2025 12:33 PM
22	This question presents at least 5 valid options, some of which are contradictory – for instance putting housing near ferry terminals would mean new density in Long Harbour, which never	9/29/2025 4:26 PM

	came up in the Common Ground process and would have been as undesirable for many other reasons, not the least of which are sea-level rise and ecosystem protection. Rather than asking us to pick one critical option over another critical option, please look at the Common Ground Consensus for the Future, which contains the most urgent community priorities and also takes into account the LTC's priorities for this engagement.	
23	Where current zoning allows	9/25/2025 10:38 AM
24	This question presents at least 5 valid options, some of which are contradictory – for instance putting housing near ferry terminals would mean new density in Long Harbour, which never came up in the Common Ground process and would have been as undesirable for many other reasons, not the least of which are sea-level rise and ecosystem protection. Rather than asking us to pick one critical option over another critical option, please look at the Common Ground Consensus for the Future, which contains the most urgent community priorities and also takes into account the LTC's priorities for this engagement.	9/23/2025 2:39 PM
25	These questions are poorly written. People are not urban planners. Need purpose built in Ganges - need clusters, ADUs, and other forms within all neighbourhoods. AND take current subdivision potential away.	9/21/2025 6:33 PM

Q10 Which best describes your residence on Salt Spring Island?

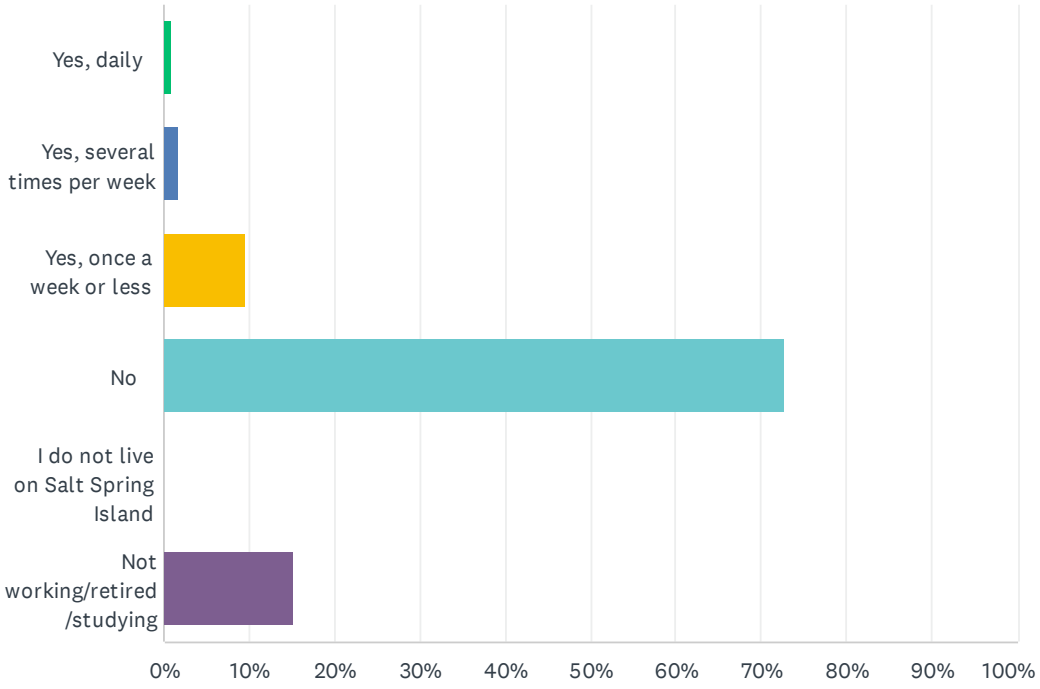
Answered: 125 Skipped: 17



ANSWER CHOICES	RESPONSES	
I am a part-time resident (i.e. less than 6 months per year)	6.40%	8
I am a full-time resident (i.e. more than 6 months per year)	92.80%	116
I am a visitor	0.00%	0
I live adjacent to Salt Spring Island	0.80%	1
I am a non-resident property owner	0.00%	0
I am an Indigenous person with relationships to islands in the Salt Spring Island local trust area	0.00%	0
TOTAL		125

Q11 Do you commute off-island for work or school? Please select the best option.

Answered: 125 Skipped: 17



ANSWER CHOICES	RESPONSES	
Yes, daily	0.80%	1
Yes, several times per week	1.60%	2
Yes, once a week or less	9.60%	12
No	72.80%	91
I do not live on Salt Spring Island	0.00%	0
Not working/retired/studying	15.20%	19
TOTAL		125

Q12 What is your postal code?

Answered: 115 Skipped: 27

#	RESPONSES	DATE
1	V8K 1S4	10/7/2025 11:30 AM
2	V8K1S7	10/7/2025 10:49 AM
3	V8K2H7	10/7/2025 10:36 AM
4	V8K2H2	10/7/2025 10:29 AM
5	v8k1s7	10/7/2025 10:21 AM
6	V8K 1E5	10/7/2025 9:26 AM
7	V8K 2C3	10/7/2025 9:21 AM
8	V8K 2W8	10/7/2025 9:09 AM
9	V8K 2V8	10/7/2025 9:03 AM
10	V8K1R4	10/7/2025 8:27 AM
11	V8K 1V7	10/7/2025 8:22 AM
12	V8K2K6	10/7/2025 7:59 AM
13	V8K 1V5	10/7/2025 7:53 AM
14	V8K 2K8	10/7/2025 6:20 AM
15	V8K1J6	10/7/2025 6:02 AM
16	V8K1T4	10/7/2025 1:47 AM
17	V8K1N7	10/6/2025 10:23 PM
18	V8K 1N3	10/6/2025 10:21 PM
19	V8K2T6	10/6/2025 10:18 PM
20	V8K1N7	10/6/2025 10:16 PM
21	V8K2T4	10/6/2025 10:14 PM
22	V8K2E4	10/6/2025 10:10 PM
23	V8K2T4	10/6/2025 10:09 PM
24	v8k2j8	10/6/2025 9:49 PM
25	V8K 1S2	10/6/2025 9:33 PM
26	v8k 1l1	10/6/2025 9:21 PM
27	V8k1l8	10/6/2025 8:49 PM
28	V8k2g8	10/6/2025 8:25 PM
29	V8k1k8	10/6/2025 8:25 PM
30	V8K2N6	10/6/2025 8:18 PM
31	V8K 1N2	10/6/2025 8:05 PM
32	V8K 2B4	10/6/2025 8:01 PM
33	V8K 2H7	10/6/2025 7:53 PM

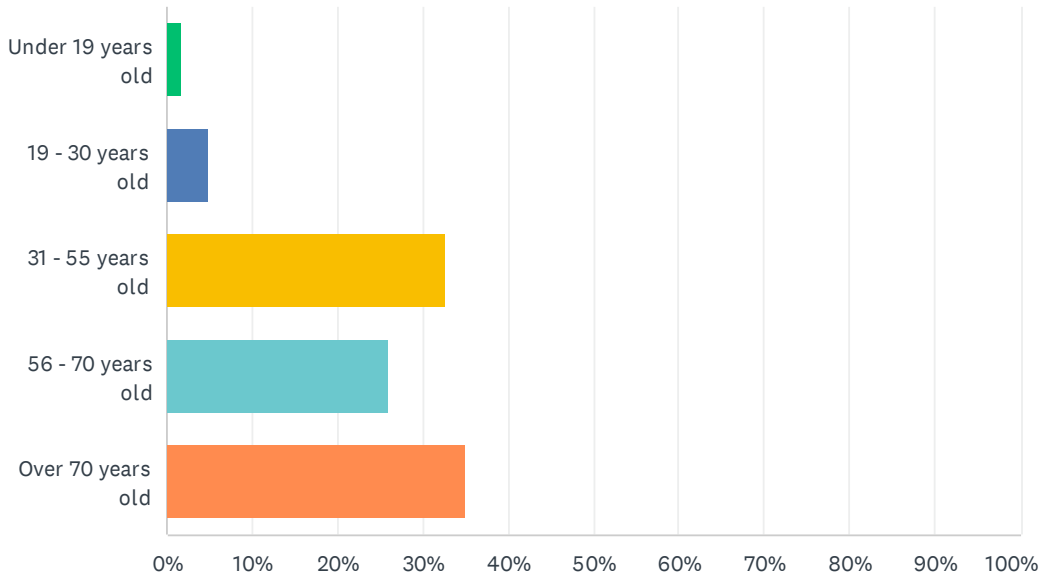
34	V8K	10/6/2025 7:49 PM
35	V8k0b2	10/6/2025 11:32 AM
36	V8K 0B2	10/6/2025 9:40 AM
37	V8K1N5	10/6/2025 9:18 AM
38	V 8k2r8	10/6/2025 4:36 AM
39	V8K 1V1	10/5/2025 5:54 PM
40	V8k 1c2	10/5/2025 4:11 PM
41	V8K2N4	10/5/2025 2:17 PM
42	NA	10/5/2025 12:09 PM
43	V8K2A3	10/5/2025 10:42 AM
44	V8K1B1	10/5/2025 10:08 AM
45	V8K 0B2	10/5/2025 10:08 AM
46	V8K2H5	10/4/2025 2:02 PM
47	V8R2R6	10/4/2025 12:50 PM
48	V8k1n1	10/4/2025 6:32 AM
49	V8K1W8	10/3/2025 7:41 PM
50	V8K1C9	10/3/2025 4:15 PM
51	V8K 2X6	10/3/2025 7:11 AM
52	V8K1S2	10/2/2025 6:15 PM
53	V8K1Y9	10/2/2025 1:17 PM
54	V8K 2E1	10/2/2025 9:50 AM
55	V8K 2C9	10/2/2025 9:36 AM
56	V8K1Z4	10/2/2025 8:08 AM
57	V8K 2G4	10/2/2025 6:50 AM
58	V8k2w3	10/1/2025 8:24 PM
59	V8k1t6	10/1/2025 8:00 PM
60	V8K2P6	10/1/2025 7:50 PM
61	v8k2e4	10/1/2025 7:03 PM
62	V8K 2X6	10/1/2025 4:54 PM
63	V8K 2L2	10/1/2025 3:13 PM
64	v8k 2g6	10/1/2025 3:03 PM
65	V8K 1W5	10/1/2025 12:33 PM
66	V8K 2R7	10/1/2025 12:26 PM
67	V8K 1B9	10/1/2025 12:10 PM
68	V8K2J8	10/1/2025 12:03 PM
69	V8K 1G8	10/1/2025 11:57 AM
70	V8K 1E8	10/1/2025 11:55 AM
71	V8K 2L7	10/1/2025 11:46 AM

72	V8K 1E7	10/1/2025 11:45 AM
73	V8K 1X2	10/1/2025 11:41 AM
74	V8K 1X4	10/1/2025 11:39 AM
75	V8K1C7	10/1/2025 11:36 AM
76	V8K 2L7	10/1/2025 10:50 AM
77	V8K1Y?	10/1/2025 10:38 AM
78	v8k1P2	10/1/2025 10:24 AM
79	V6K1K6	10/1/2025 10:05 AM
80	V8K 1X1	9/30/2025 3:30 PM
81	V8K2E5	9/29/2025 4:27 PM
82	V8K 1C9	9/29/2025 1:29 PM
83	V8K 1C8	9/29/2025 12:11 PM
84	V8K 2R2	9/25/2025 2:25 PM
85	V8KX0X	9/25/2025 10:41 AM
86	V8K 1M9	9/23/2025 2:44 PM
87	V8K 0A2	9/23/2025 11:34 AM
88	V8K 1M4	9/22/2025 12:01 PM
89	V8K1P3	9/22/2025 10:59 AM
90	V8K 2X8	9/21/2025 6:33 PM
91	V8K 2K4	9/20/2025 5:22 PM
92	V8k 1b5	9/20/2025 2:03 PM
93	V8K2N7	9/18/2025 12:00 PM
94	V8K1B3	9/18/2025 11:54 AM
95	V8K 2J9	9/18/2025 9:13 AM
96	V8KX2X	9/18/2025 8:59 AM
97	V8k 2e3	9/17/2025 8:39 PM
98	v8k 2y1	9/17/2025 5:21 PM
99	V8K 1V1	9/17/2025 3:31 PM
100	V8K2G3	9/17/2025 1:45 PM
101	v8k 1b5	9/17/2025 11:23 AM
102	V8K1G2	9/17/2025 10:09 AM
103	V8k 1k8	9/17/2025 10:05 AM
104	V8K 2S1	9/16/2025 7:32 PM
105	V8K 1E5	9/16/2025 6:53 PM
106	V8K1H4	9/16/2025 5:32 PM
107	V8K 2J7	9/16/2025 5:26 PM
108	V8K 2N4	9/16/2025 5:13 PM
109	V8K	9/16/2025 4:40 PM

110	V8K 1Y3	9/16/2025 3:54 PM
111	V8K 1L8	9/16/2025 3:08 PM
112	V8K1J2	9/16/2025 12:42 PM
113	V8K1K2	9/16/2025 12:29 PM
114	V8K 2R3	9/15/2025 8:31 PM
115	v8k2h1	9/15/2025 8:07 PM

Q13 What is your age?

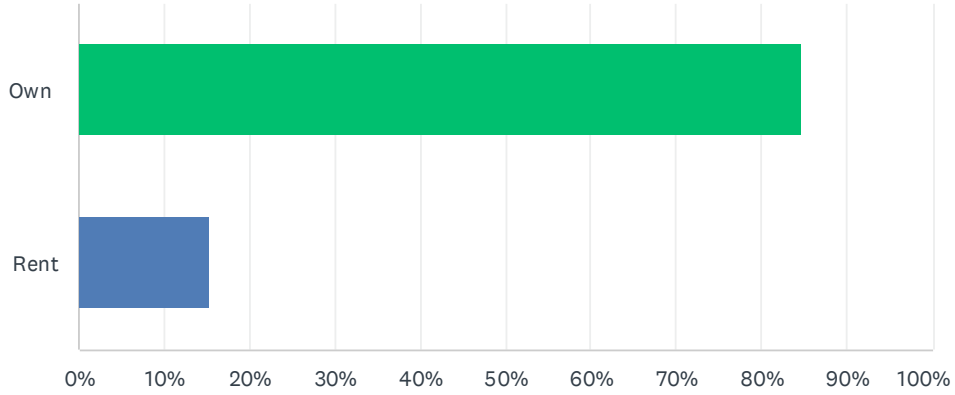
Answered: 123 Skipped: 19



ANSWER CHOICES	RESPONSES	
Under 19 years old	1.63%	2
19 - 30 years old	4.88%	6
31 - 55 years old	32.52%	40
56 - 70 years old	26.02%	32
Over 70 years old	34.96%	43
TOTAL		123

Q14 Do you own or rent your place of residence?

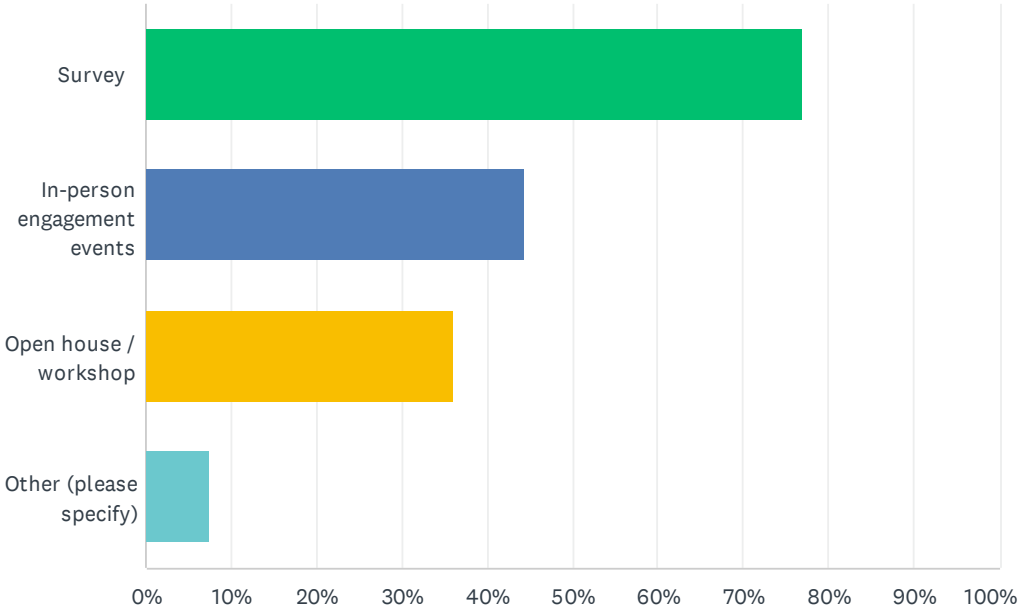
Answered: 124 Skipped: 18



ANSWER CHOICES	RESPONSES	
Own	84.68%	105
Rent	15.32%	19
TOTAL		124

Q15 How do you wish to be engaged in future rounds of this OCP project?

Answered: 122 Skipped: 20

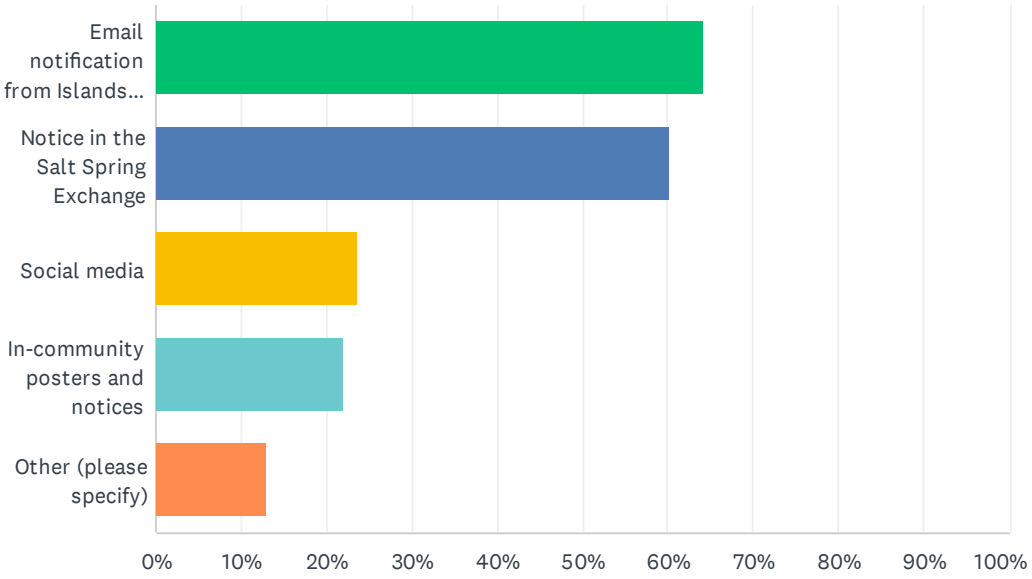


ANSWER CHOICES	RESPONSES	
Survey	77.05%	94
In-person engagement events	44.26%	54
Open house / workshop	36.07%	44
Other (please specify)	7.38%	9
Total Respondents: 122		

#	OTHER (PLEASE SPECIFY)	DATE
1	surveys that are NOT so biased with choosing three or more answers. Basically useless.	10/5/2025 12:13 PM
2	Round table discussions like Common Ground	10/3/2025 7:43 PM
3	Town halls at which some of these issues can be discussed, with different points of view presented, so I can learn more about the implications of these choices.	10/2/2025 9:48 AM
4	submitting written comments	10/1/2025 3:14 PM
5	I'd like to hear what other folks on the island have to say in person and the chance for discussion and feedback.	10/1/2025 12:28 PM
6	Town halls where a variety of islanders can give their opinions.	10/1/2025 12:14 PM
7	Public meetings, social media, articles in the paper, small group discussions, and so much more. This is such a crucial issue for our community. Please, can we go beyond the standard public engagement tools and be more inclusive?	9/17/2025 8:46 PM
8	Town halls with discussion	9/17/2025 3:35 PM
9	Town hall	9/17/2025 11:24 AM

Q16 How do you wish to be updated about future OCP engagement opportunities?

Answered: 123 Skipped: 19



ANSWER CHOICES	RESPONSES	
Email notification from Islands Trust (subscribe at https://islandstrust.bc.ca/subscribe/)	64.23%	79
Notice in the Salt Spring Exchange	60.16%	74
Social media	23.58%	29
In-community posters and notices	21.95%	27
Other (please specify)	13.01%	16
Total Respondents: 123		

#	OTHER (PLEASE SPECIFY)	DATE
1	Driftwood newspaper	10/6/2025 8:26 PM
2	Notice in Driftwood	10/6/2025 8:03 PM
3	Driftwood announcements	10/5/2025 12:13 PM
4	Driftwood	10/4/2025 12:51 PM
5	Driftwood	10/2/2025 8:16 AM
6	Driftwood	10/1/2025 8:02 PM
7	Community collaboration and resilience building events	10/1/2025 6:06 PM
8	Driftwood newspaper	10/1/2025 5:15 PM
9	Driftwood - please support our little paper	10/1/2025 12:28 PM
10	Our local newspaper - the Driftwood	10/1/2025 12:14 PM

11	Driftwood	10/1/2025 12:01 PM
12	Considering changes to the OCP is an extremely important undertaking. It should not be done in haste or w/o full consultation of all residents.	10/1/2025 11:52 AM
13	Notice in the Driftwood	10/1/2025 11:49 AM
14	Publication in Driftwood	10/1/2025 11:47 AM
15	I would prefer not to be texted randomly by people i don’t know	9/18/2025 8:06 AM
16	Driftwood	9/17/2025 10:06 AM

Q17 Please let us know if there are any accessibility needs or supports to participate in future engagement?

Answered: 17 Skipped: 125

#	RESPONSES	DATE
1	Fortunately, I am still very healthy and have no accessibility needs. Thank you for asking!!	10/7/2025 10:26 AM
2	Please provide housing!!! Legalize tiny homes- make a tiny home village.	10/6/2025 11:34 AM
3	None	10/6/2025 9:40 AM
4	As a parent of young children, child-care/child-friendly events are helpful, along with events that occur on weekends when it is easier to find childcare (rather than during work/school hours).	10/5/2025 10:11 AM
5	None	10/4/2025 2:04 PM
6	Meeting times outside of work hours	10/2/2025 6:53 AM
7	none	10/1/2025 7:52 PM
8	Accessible parking	10/1/2025 5:15 PM
9	Please learn to write your survey questions in clear, direct, English. Drop the jargon.	10/1/2025 12:01 PM
10	None	9/23/2025 2:57 PM
11	evenings	9/21/2025 6:34 PM
12	I am unable to attend crowded rooms due to infection risk.	9/20/2025 5:27 PM
13	Ensure engagement is accessable to working folks	9/18/2025 12:00 PM
14	Evening gatherings so that working people can attend. Use simple language. Educate people about choices and trade offs. Take longer than 5 weeks to do this work!	9/17/2025 8:46 PM
15	More locations for community engagement	9/17/2025 5:30 PM
16	None.	9/17/2025 11:24 AM
17	Not applicable	9/17/2025 10:16 AM

Q18 Do you have any other comments, questions, or concerns we should know about?

Answered: 73 Skipped: 69

#	RESPONSES	DATE
1	I'm concerned that it will be difficult for the LTC's consultant to get a broad and deep understanding of our very complex community, with intractable housing issues that have caused division for decades, in the time available. The good news is that the Common Ground process has spent nearly a year doing groundwork for this engagement, and I hope that the Consensus for the Future proposals will be foundational to the OCP and LUB revisions to follow. Thank you for all your effort!	10/7/2025 10:53 AM
2	Well managed and limited growth is must important, but not just limiting the location, type or size of housing - I would like yo see a big focus on intelligently managing resources and amendment of outdated regulation (building codes, water and waste water management), Funding for upgrades to such existing (and failing) infrastructure, as well as additional regulation in other areas (density, SERIOUS water saving regulations and implementations of new technology into building code, more island independence and more funding when it comes to managing environmental and transport related issues. It's an island, not the CAPITAL. Life is different here and needs different legislation, And we need funding and decision making that is not hindered by Unnecessary squabbling of various legislative bodies.	10/7/2025 10:38 AM
3	I'm concerned that it will be difficult for the LTC's consultant to get a broad and deep understanding of our very complex community, with intractable housing issues that have caused division for decades, in the time available. The good news is that the Common Ground process has spent nearly a year doing groundwork for this engagement, and I hope that the Consensus for the Future proposals will be foundational to the OCP and LUB revisions to follow. Thank you for all your effort!	10/7/2025 10:26 AM
4	I strongly support more infrastructure, commercial, recreational and housing development on the island (including increasing the water levels in the lakes, and creating more water supply). I strongly believe this can be done while preserving and enhancing wild and agricultural areas. The preserve and protect governance model has led to the opposite result of it's intent unfortunately. The island has ended up primarily as an expensive highly developed bedroom / retirement community, that does not have the governance flexibility to adopt changes to support a more demographically and and economically sustainable community development plan.	10/7/2025 9:44 AM
5	More housing of all kinds is urgently needed. Housing pressure and cost of living pressure undermine the fabric of the salt spring community, creating and reinforcing divisions between all of the different types of people that make salt spring the wonderful place that it is. The planning conversation needs to change from 'what are all the things we want to stop and control' to 'how can we help people build what they want to build'. A neighbour who spent his career building houses in other parts of BC recently told me that building his retirement home on salt spring was by far the most difficult regulatory process he's ever gone through to complete a home. That is upsetting to hear but not surprising. The upside is the potential for improvement is huge.	10/7/2025 9:20 AM
6	I'm concerned that it will be difficult for the LTC's consultant to get a broad and deep understanding of our very complex community, with intractable housing issues that have caused division for decades, in the time available. The good news is that the Common Ground process has spent nearly a year doing groundwork for this engagement, and I hope that the Consensus for the Future proposals will be foundational to the OCP and LUB revisions to follow. Thank you for all your effort!	10/7/2025 9:11 AM
7	I'm concerned that it will be difficult for the LTC's consultant to get a broad and deep understanding of our very complex community, with intractable housing issues that have caused division for decades, in the time available. The good news is that the Common Ground process has spent nearly a year doing groundwork for this engagement, and I hope that the	10/7/2025 8:29 AM

	Consensus for the Future proposals will be foundational to the OCP and LUB revisions to follow. Thank you for all your effort!	
8	Development in Fulford is out of the question until ferry congestion and parking is dealt with	10/7/2025 8:24 AM
9	I'm concerned that it will be difficult for the LTC's consultant to get a broad and deep understanding of our very complex community, with intractable housing issues that have caused division for decades, in the time available. The good news is that the Common Ground process has spent nearly a year doing groundwork for this engagement, and I hope that the Consensus for the Future proposals will be foundational to the OCP and LUB revisions to follow. Thank you for all your effort!	10/7/2025 7:55 AM
10	Growth restrictions and green, climate friendly development. Focus on coop housing.	10/7/2025 6:21 AM
11	The Islands Trust islands need to continue to be protected and population growth needs to be limited to ensure ongoing protection. They are special because of that.	10/7/2025 6:06 AM
12	Transportation..noise and pollution	10/7/2025 1:48 AM
13	While I am in favour of improving affordable housing options on Salt Spring Island I am not in favour of increased vehicle traffic. New Housing should not necessarily more vehicles. I wish for more frequent and extensive transit.	10/6/2025 10:30 PM
14	My husband has Parkinson's and is still living at home, however when the time comes that he requires long term care, will there be a place for him and how long will the wait list be?	10/6/2025 9:34 PM
15	The current development limit in the OCP should not be increased	10/6/2025 8:03 PM
16	More focus on agriculture	10/6/2025 7:59 PM
17	I am very concerned that the intent of the Islands Trust protection of the natural environment of the island is not warped to include infrastructure, housing or built environment.	10/6/2025 5:19 PM
18	I'm sad that the focus is on growth. IMO the area should remain rural but is more and more losing that character. Allowing additional residents and housing across the whole island doesn't work for me.	10/6/2025 9:23 AM
19	Parking in town, and the increase it will give if new buildings and multi home buildings are not walking distance to town.	10/6/2025 4:39 AM
20	The Islands are unique and special because they are not overdeveloped.	10/5/2025 5:56 PM
21	This issue is super complex and there are no easy solutions. Yes, I want housing. Yes, I want our precious ecology protected. Yes, I want Indigenous Ways of Knowing to guide us. How well equipped is this process / Islands Trust to handle the complexity of holding all these things and using meagre budges to try to help fix a very complex problem? Until our society and particularly our politicians decide that our current systems aren't working (accumulation of wealth in the hands of the few) and work to change this through redistribution and by creating new economic systems, we will continue to have small communities with great pressures upon them, lacking the financial resources and political power to handle them. This is the time of the polycrises and we are going to need some deeper changes in addition to the ones you are asking about here. But thank you for doing what you can within the jurisdiction that you have.	10/5/2025 2:24 PM
22	Consultants should be better informed about the community, its rural and environmental values, and should understand first and foremost that the island is protected, not a municipality, and residential areas are of different kinds.	10/5/2025 12:13 PM
23	We need workforce/affordable housing. No workers, no economy.	10/5/2025 11:14 AM
24	There needs to be more accommodation for low income families that are long term .we need to encourage long term accommodation so individuals and families can can stay in island	10/5/2025 10:11 AM
25	I'm concerned that it will be difficult for the LTC's consultant to get a broad and deep understanding of our very complex community, with intractable housing issues that have caused division for decades, in the time available. The good news is that the Common Ground process has spent nearly a year doing groundwork for this engagement, and I hope that the Consensus for the Future proposals will be foundational to the OCP and LUB revisions to follow. Thank you for all your effort!	10/4/2025 2:04 PM
26	I'm concerned that it will be difficult for the LTC's consultant to get a broad and deep	10/3/2025 7:43 PM

	understanding of our very complex community, with intractable housing issues that have caused division for decades, in the time available. The good news is that the Common Ground process has spent nearly a year doing groundwork for this engagement, and I hope that the Consensus for the Future proposals will be foundational to the OCP and LUB revisions to follow. Thank you for all your effort!	
27	The mandate of the Islands Trust is to protect the natural environment This is vital and if not top priority then the Trust need not exist Growth is limited by water shortage and sewage concerns	10/3/2025 4:20 PM
28	Do not update the OCP until them new Island Trust Policy Statement is completed. You are putting the cart before the horse. Question 2 is stupid, you are giving 2 options but you can only answer with yes or no. Does not make sense. I find this survey incorrect. It assumes we want more housing and that is not the purpose of the Island Trust.	10/2/2025 10:52 AM
29	Please remember that the Islands Trust was created and is responsible for preserving and protecting the natural environment and unique amenities of this area. Housing is not a unique amenity. We do require more affordable workforce housing on SSI, and that is already allowed in our current OCP. A number of housing projects have been completed recently or are underway, yet some people keep asking for more and more. Please realize that development pressures will be ongoing, but relenting to them would simply destroy the uniqueness and environmental health of this special area. An island has limits that must be respected, and trustees need to support the mandate and purpose of the Islands Trust.	10/2/2025 9:48 AM
30	A Significant proportion of the island’s population relies on development for employment, e.g., real estate agents, builders, truckers, and there will always be enormous pressure to allow development, even when it is increasingly obvious that the natural environment can not sustain it.	10/2/2025 8:16 AM
31	We need to foster a healthy Diverse community through our LUB and OCP. Our environment will not be healthy if we ignore our humanity and continue to force people to damage the environment through inadequate facilities and services	10/2/2025 6:53 AM
32	There seems to be a dramatic shift in the sentiment towards developing more here when the entire reason for the trust is to limit growth. At some point we need to look at the facts. We live in a desirable place to live. No matter how much we build, there will always be more people who want to live here, than can live here. Yes, costs are high, but building more will not solve this. What we need is to encourage the building of good quality jobs that can pay locals for the high cost of living here. Aside from that the best thing government can do is reduce the tax burden.	10/1/2025 8:46 PM
33	Rare island lifestyle. Don’t fuck it up.	10/1/2025 8:02 PM
34	I’m concerned that it will be difficult for the LTC’s consultant to get a broad and deep understanding of our very complex community, with intractable housing issues that have caused division for decades, in the time available. The good news is that the Common Ground process has spent nearly a year doing groundwork for this engagement, and I hope that the Consensus for the Future proposals will be foundational to the OCP and LUB revisions to follow. Thank you for all your effort!	10/1/2025 7:52 PM
35	I’m very concerned about the assumptions of “growth” that underlay the focus and phrasing of the questions in this survey.	10/1/2025 6:06 PM
36	I am very concerned that Salt Spring growth (population and development) risks damage to the natural environment.	10/1/2025 5:15 PM
37	I believe the current OCP provisions re: housing and growth are sufficient. Do not change them.	10/1/2025 3:14 PM
38	Salt Spring's LTC has drunk the Kool-Aid re: rushing to provide for housing growth, based on the notion that everyone who wants to live and work here should be able to. Alas and sadly, that's not true nor realistic. The great diversity of living beings that MUST live here must be accommodated first. Trust needs to start by mapping out the natural world on island, all of it, and Trust also needs to mind the logging practices needed to keep biodiversity, while also understanding that wildfires have regularly burned off great swaths of the island, and we're overdue. Don't plan to pack in more people until you're clear on these things, then plan to accommodate residents, human and non-human, accordingly. And check out this, knowing that	10/1/2025 12:42 PM

	the last nine years of change are as dramatic and these 32. https://saltspringexchange.com/2016/12/03/time-lapse-salt-spring-island-1984-to-2016	
39	Please remember that we live in a protected area and that means it is different from any other municipality and should be treated as such.	10/1/2025 12:28 PM
40	To be honest, I am not sure what the point of this OCP/LUB update is for, given that our current OCP allows for many more residences and allows for zoning changes for affordable housing. Seems like a waste of taxpayer's time and funds.	10/1/2025 12:14 PM
41	I think Transition Salt Spring's work is good and attempts to include input from many different sources. They submitted “Common Ground Consensus for the Future” to the LTC.	10/1/2025 12:09 PM
42	You assume Channel Ridge "Village", currently a broom-choked wasteland, is a viable development location. It is not. It is a firetrap, without adequate evacuation options and an environmental disaster in the making. Drop all reference to a so-called village on Channel Ridge from the OCP.	10/1/2025 12:01 PM
43	This survey seems quite limited in its focus and is not nuanced enough to truly assess the sentiment of respondents. I again urge you not to act in haste. This would include the creation of surveys. The apparent focus on growth overrides the more important consideration of the Trusts mandate of "Preserve and Protect. The current OCP includes a policy to limit growth to affordable housing only. That policy should stand.	10/1/2025 11:52 AM
44	Stop pushing growth.	10/1/2025 11:50 AM
45	Why is the OCP being updated with a focus on development when the existing OCP allows for at least 3000 additional housing units already and zoning changes for affordable housing. Why are the Islands Trust and trustees squandering taxpayer's money on this?	10/1/2025 11:49 AM
46	Thank you. We live in challenging times. There are difficult decisions to made. We need out of the box thinking about so much. All of housing issues needed to be considered within an emergency preparedness framing. We need to Preserve and Protect the whole region from over development. We need to include the notion that if you live here you are a steward of this bio-region and the people who have also come here as stewards.	10/1/2025 11:44 AM
47	The "preserve and protect mandate" is what has preserved and protected SSI from the rampant development seen on Vancouver Island. It should be not be weakened.	10/1/2025 11:43 AM
48	Adhere to the BC Government Act	10/1/2025 11:02 AM
49	I would like to see a precise definition for affordable in the new plan	10/1/2025 10:25 AM
50	I’m concerned that the original mandate of the Islands Trust not be watered down by commercial concerns and the thirst for development. That was the original problem that prompted the Trust’s creation. Greed hasn’t gone away.	10/1/2025 10:09 AM
51	Rental accommodation can be challenging for both tenants and landlords. We need better resolution procedures and better rent controls that work for both sides.	9/30/2025 3:34 PM
52	I’m concerned that it will be difficult for the LTC’s consultant to get a broad and deep understanding of our very complex community, with intractable housing issues that have caused division for decades, in the time available. The good news is that the Common Ground process has spent nearly a year doing groundwork for this engagement, and I hope that the Consensus for the Future proposals will be foundational to the OCP and LUB revisions to follow. Thank you for all your effort!	9/29/2025 4:34 PM
53	I hope that IT will not only develop a strong OCP/LUB that balances protection of the environment, climate adaptation and housing needs, but that it will develop a means of fair and equitable enforcement of the new LUBs. Otherwise, this is a waste of time for all of us. The current level of enforcement is not efficient, fair, or effective.	9/29/2025 1:33 PM
54	I’m concerned that it will be difficult for the LTC’s consultant to get a broad and deep understanding of our very complex community, with intractable housing issues that have caused division for decades, in the time available. The good news is that the Common Ground process has spent nearly a year doing groundwork for this engagement, and I hope that the Consensus for the Future proposals will be foundational to the OCP and LUB revisions to follow. Thank you for all your effort!	9/29/2025 12:13 PM
55	I’m concerned about the disconnect between these plans and CRD funding and focus for Salt	9/25/2025 2:33 PM

	Spring Island projects. Actioning work to improve, roads, parks, trails, infrastructure and housing on the island requires municipal (like) resources (planning and money) and decision making ability. I don't see this addressed here and it seems to be there is a continued disconnect between the Islands Trust and the CRD which continues to make everything incredibly slow, difficult and ultimately costly and prone to failure.	
56	I am very concerned that the long delay in starting this engagement process has compromised the ability of the LTC's consultant to get a broad and deep understanding of a very complex community with intractable housing issues that have caused division for decades. The good news is that the Common Ground process has spent nearly a year doing groundwork for this engagement, and we hope that the Consensus for the Future proposals will be foundational the OCP rewrites that begin upon the closing of this survey, and the LUB revisions to follow. Thank you for all your effort!	9/23/2025 2:57 PM
57	We need to commission small boats to ferry people to different parts of the island, at least until the bottleneck on Ganges hill going into town is alleviated and a bypass can be put in.	9/23/2025 11:37 AM
58	My major concern as well as protection of our environment and part of this is living within our water restrictions. This will be the most critical issue and housing for working people on the island is so much more important than additional large homes and tourist accommodations in terms of water conservation.	9/20/2025 5:27 PM
59	we need a proper functioning municipal government to administer the OCP	9/18/2025 11:57 AM
60	This o does not allow me to express my concerns. Our OCP is fine the way it is. I am most concerned that our growth limits be retained. Growth ONLY for guaranteed affordable housing	9/18/2025 9:01 AM
61	There has already been some great work done by Transition Salt Spring and their common ground summit. Please pay attention to the strong consensus that emerged from that deep public engagement work. It's a real reflection of current community agreement on housing balanced with environmental and climate needs. Please don't come in from the outside thinking you can understand this place without much deeper listening to a wide variety of voices here. And don't be sucked in by the 'no development' lobby. They have a lot of time, money and self interest at play, and you're going to hear a lot from them. Those days are over. We need to find balanced ways to meet the needs of this dying community.	9/17/2025 8:46 PM
62	I work with a vulnerable sector of the community (adults with mental health, addictions and who are experiencing homelessness). A barrier that often comes up when looking for housing, is cost (they only get 1500 a month from disability) and accessibility in terms of mental health issues. These people can be considered "difficult" by some people's standards, and are thus refused many housing opportunities due to this. When housing projects become available (i.e. Drake road housing), the regulation of the facility make it inaccessible for some (room checks, pet restrictions, etc.) These people need low income, supportive housing, that is not a facility (triggering for those who were in prison, mental health, or foster care systems). Furthermore, having access to a sober living/detox center, would fill the gap needed in this community to properly address the drug crisis. The current emergency shelters are not equipped to case-manage and assist their most vulnerable clients in addressing their drug addiction. The current emergency shelter is a low-barrier, substance-free environment. But, by dcefinition, low-barrier means that we do not turn away people with substance issues. Instead, they cohabitate, sober and non-sober. Which I'm sure you can imagine is a great challenge and trigger for those trying to stay sober.	9/17/2025 5:30 PM
63	Additional market housing will not work. The Island Trust needs to enforce a vacation rental ban or new densities will be bought by wealthier off island investors who will short-term rent because that is more lucrative.	9/17/2025 3:35 PM
64	Town halls should be incorporated in the OCP consultation process.	9/17/2025 11:24 AM
65	I would like to see more green waste stations . (not everyone is able to compost)	9/17/2025 10:16 AM
66	Please retain rural and natural character of the island	9/17/2025 10:06 AM
67	The survey only talks about Ganges and Channel Ridge. It should not be limited to those areas.	9/16/2025 6:54 PM
68	Most public consultation is a waste of time as it just allows vocal groups (eg Positively Forward) to bog down the entire process and kill and real discussion. Also you keeping meetings during the workday so only retired folks can attend.	9/16/2025 5:30 PM

69	My understanding of the problems on our island is that the OCP and LUB policies don't align. PLEASE make sure that the intent of the OCP is supported with appropriate bylaws that allow us to build and manage housing for a variety of community members, and redesign Ganges for greater walkability. None of us want more "rural sprawl." We can "preserve and protect" the Island even if we have buildings in Ganges that are over 2 storeys and provide rental accommodation. Please please please remove the many bureaucratic barriers so that we can revitalize our island's center and therefore the whole island itself.	9/16/2025 5:23 PM
70	If such a thing were to happen as housing for homeless people, please do not make it into one large self contained environment. Spread the units out. I have seen this happen in the city I used to live in and it just became a giant open air ghetto. I was offered prostitution mid day while working as a city employee. It doesn’t take those people out of the scenario they were in (crime, drugs, violence), it just groups them together more without support.	9/16/2025 3:10 PM
71	Why do we not have traffic roundabouts on our roads to keep flows moving. If Duncan of all places can have them and use them why are we so far behind. Let's move!	9/16/2025 12:43 PM
72	Definitions of land use bylaws need to be updated and made much more specific. Would be happy to discuss this further, with specifics.	9/16/2025 12:31 PM
73	(i) SSI needs to enhance its offerings for families with children to sustain itself. This means, among other things, affordable housing, both rental and owned; improved sports facilities, such as a state of the art track, soccer fields, baseball fields, so that SSI children and adults can train effectively, offer compelling athletics to school children, attract families, and SSI can host numerous events that will bring additional income to the island. Portluck Park should be called Potluck Park. (ii) SSI needs a secondary route to Ganges from the South (like the North already has) - - from Bettis or Cranberry or other appropriate route to avoid inconveniencing thousands, as has been the case for far too long, if Fulford Ganges is blocked from Bettis North; not only because of construction, but from other natural and man-made events.	9/15/2025 8:12 PM

Attachment 2

Amendment to SS OCP-LUB Project Charter

Salt Spring Island Local Trust Committee | Approval Date: XXX XX, 2023

Purpose:

To conduct a major amendment to the Salt Spring Island Official Community Plan (SS OCP) to policies as they relate to forest protection, affordable housing, climate change, First Nations reconciliation, infrastructure servicing, and the amendment to Salt Spring Island Land Use Bylaw (SS LUB) to implement the associated OCP policies.

Background:

An Official Community Plan is a statement of objectives and policies to guide decisions on planning and land use management, within the area covered by the plan, respecting the purposes of local government. There has been no comprehensive review of the SS OCP since its adoption in 2008; the current document no longer reflects current policy issues, particularly:

- Adapting to the impacts of climate change
- Reconciling and building inter-governmental relationships with First Nations
- Aligning Growth with infrastructure servicing
- Allowing for affordable and available housing to meet workforce needs and support vulnerable populations.

This project is proposed to bring the governing document up-to-date, and complete the final stage of the two local projects (the Protection of Coastal Douglas-fir Zones and Associated Ecosystems and the Housing Action Program), and to bring the Ganges Village Planning together that require an OCP amendment. Issues to be addressed include:

- Housing
- Potable water availability
- Storm-water and sewer servicing
- Active transportation infrastructure
- Innovative site and building design
- Archaeological significance

The project will include a robust engagement planning and execution process, based on IAP2 planning principles, with early and ongoing engagement with:

- Salt Spring Island residents, including Frist Nations members living off-reserve, local businesses, community groups, and local organizations
- adjacent and overlapping governments, including the 13 First Nations governments whose traditional and treaty territory and title intersects with the OCP, applicable ministries of the Province of British Columbia, regional districts, the Islands Trust Conservancy, and local trust areas.

Objectives

- Develop or amend policies as they relate to housing to promote and support housing options, including accessory dwelling units, housing for the local workforce and various income and social levels.
- Review relevant policies that will be impacted by the housing policies, including policies on climate change, First Nations Reconciliation,

In Scope

Phase I

- Early conversation and on-going collaboration with First Nations to implement Islands Trust First Nations Engagement Principles.
- Preliminary consultation and on-going engagement with the Capital Regional District, the Agricultural Land Commission and School District #64, Salt Spring Island Fire Protection District, Salt Spring Island Arts Council, Salt Spring Community Services, BC Housing, CRD Housing, the Chamber of Commerce and the Ministry of Transportation and Infrastructure, and various community groups

Out of Scope

- Specific regulatory tools on combating climate change
- Specific transportation studies and measures
- Specific economic development studies or strategies
- Specific ecosystem analysis as it relates to environmental regulations

protection of First Nations archaeological heritage, forest protection, and infrastructure servicing. • Develop policies based on works completed on the CDF project • Update Ganges Village policies based on the Ganges Village area plan project • Update the LUB to reflect changes in the OCP	• Develop and execute a public engagement plan consistent with the IPA2 Core Values and Code of Ethics. • Launch public engagement activities upon LTC's approval of public engagement plan • Gather background resources and obtain available baseline data to inform policy development • Review OCP and LUB for gaps and changes • Update and develop relevant policies on climate change, First Nations Reconciliation, protection of First Nations heritage, forest protection, infrastructure servicing as they relate to housing options • Identify possible immediate LUB amendments **Phase II** • Draft OCP policies and objectives • Draft associated LUB regulations • Community Information meetings/open houses • Formal referrals to agencies and First Nations • Refine draft OCP and LUB amendments based on community and referral input • Prepare for the Public Hearing processes	

Work Plan Overview

Phase I (note that the several steps will likely be processed concurrently)	**Date**
Approval of draft Project Charter	Summer 2023
Research and analysis	Spring/Summer 2023
Draft engagement plan	Summer 2023
Draft RFP	Summer 2023
Procurement process	Late Summer 2023
Selection of consulting team	Late Summer 2023
Consultant finalize engagement plan	Late Summer 2023
Implementation of the Public Engagement Plan (interviews, meetings, survey, website/social media, potentially forming working group)	Late Summer 2023
On-going coordination with agencies/community groups	Summer/Fall 2023
Phase II Draft Amendments	**Date**
Draft OCP policies and potential associated amendments to LUB (under a separate process)	Winter 2023
First Reading of OCP, referrals of draft OCP	Spring 2024
Outreach/Community Information Meeting on revised draft amendment	Summer 2024
LTC meetings/public hearing	Fall 2024
Report to LTC – request for 3rd reading/forward to Executive Committee/forward to Ministry of draft OCP	Winter 2024
Request for 4th reading/adoption of final draft OCP	Winter 2024

FOR DISCUSSION

Draft amendment relevant sections in SS LUB	Spring 2024

Project Team	
Louisa Garbo, Island Planner	Project Manager
Salt Spring Island Office Staff	Local technical and administrative support
IT	Mapping/technical Support
Senior Intergovernmental Policy Advisor	First Nations Engagement Support
Office Administrative Assistant	Administrative Support
RPM Approval: **Date:**	**LTC Endorsement:** Resolution #: **Date:**

Budget		
Budget Sources (Phase I - 2023/2024)		
Early and ongoing consultation with 13 First Nations with territorial interests on SSI	Approximately 8 months	$26,000 (from Ganges planning budget)
Technical analysis with university and agencies	Approximately 6 months	$100,000 (grants)
Consulting contract for public engagement	Spring 2023 for six months	$90,000 – consulting contract
Development of communication and educational info, printouts, mail-outs, brochures, posting of meetings and legal notifications, facilities rental, technology support, facility rental, and open houses material	Over the course of 2023	$6,000
	Total	**$222,000**
Budget Sources (Phase II – 2024-2025)		
Consultation with 13 First Nations on draft OCP		$26,000
Consulting contract for public engagement on draft OCP	Summer 2024 for six months	$50,000 –
Development of communication and educational info, printouts, mail-outs, brochures, posting of meetings and legal notifications, facilities rental, technology support, facility rental, and open houses material	Over the course of 2024	$6,000
	Total	**$82,000**

FOR DISCUSS

Attachment 3

Salt Spring Island OCP-LUB Update Project
Terms of Reference

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BACKGROUND/CONTEXT

An Official Community Plan (OCP) is a statement of objectives and policies to guide local government decisions on planning and land use within the plan's geographic area.

Taken together, the policies that comprise an OCP form the medium-term vision of a community and provide predictability for residents about the community's priorities and the type of land use change they can expect to observe around them. Section 473 of the *Local Government Act* describes the required content of an OCP. Section 474 of the *Act* describes optional content that local governments *may* include in their OCPs.

Salt Spring Island OCP Bylaw No. 434 was adopted in 2008 and has undergone only a handful of amendments since that time; the last being a modest change to industrial lands policy in 2020.

A land use bylaw is the set of regulations that determines how land on the islands is used today. It includes matters such as:

- Uses
- Lot sizes
- Density
- Building location
- Building height

Salt Spring Island Land Use Bylaw No. 355 (adopted in 1999) was never comprehensively updated to enact the policy direction expressed in the OCP.

PURPOSE

The purpose of the Salt Spring Island OCP-LUB Update Project is to modernize the Salt Spring Island official community plan and land use bylaw to provide a framework that will guide residential growth and change on Salt Spring Island over the next decade or more. It will do so in a manner that addresses contemporary challenges while remaining consistent with the Islands Trust Policy Statement.

PROJECT GOALS

The goal of the Salt Spring Island OCP-LUB Update Project is to **increase housing options and housing equity** on the island in ways that integrate:

- The interests of First Nations with treaty and territorial interests in the Salt Spring Island Local Trust Area;
- Ecosystem integrity and connectivity; and
- Climate change resiliency.

PROCESS GOALS

The goals of the Salt Spring Island OCP-LUB Update Project process are to:

- Strengthen relationships with area First Nations through their early and ongoing engagement in the design and execution of a project process that reflects shared values;
- Ensure broad opportunities for community input through a robust public engagement process that reflects the diversity of the community;
- Ensure the Salt Spring Island OCP and LUB are consistent with the Islands Trust Policy Statement;
- Build on the strengths of the existing OCP by retaining those elements that continue to reflect the Island's aspirations; and

- Where appropriate, analyze and incorporate the evidence and recommendations of other governments, agencies, and non-governmental organizations and consider enacting policy and regulatory changes accordingly.

PROJECT SCOPE

The scope of the Salt Spring Island OCP-LUB Update Project will be guided by focus on the above-noted goal and consistency with the Islands Trust Policy Statement.

The five themes below will define the structural parameters of the project:

A. Engage Interested First Nations Early and Ongoing

Thirteen (13) Nations have treaty and territorial interests in Salt Spring Island, and many Indigenous people call the island home. Because a substantive update to the Salt Spring OCP and LUB may guide change on the Island for at least a decade, it is anticipated that area First Nations will take a significant interest in the OCP-LUB Update Project. It is important for SS LTC to understand those Nations' interests in the island and strive for a project process where those interests are understood and considered. For several years, First Nations with treaty and territorial interests on Salt Spring Island have told the Salt Spring Island Local Trust Committee (SS LTC) that they want to be at the table from the earliest days of major projects. As a substantive update to the Salt Spring OCP and LUB will guide change on the Island for at least a decade, it is anticipated that area First Nations will take a significant interest in the OCP-LUB Update Project and expect a level of involvement beyond simply commenting on policies as they are developed. This will take an investment of both time and budget but will result in a product that is responsive to the Islands Trust Reconciliation Declaration.

B. Update, Streamline and Build On Content in the Existing OCP and LUB

The existing OCP will be used as the point of departure for the update. While a number of community priorities have emerged that merit attention, Salt Spring Island Local Trust Area remains within the Islands Trust Area, and the OCP must be consistent with the object of the Islands Trust. Therefore, it is anticipated that environmental protection and growth management policies in the current document will endure, albeit in a refreshed form. The Islands Trust Policy Statement is currently undergoing a major amendment, the results of which will inform the scale of change that a renewed OCP can invite. Experience has demonstrated that the current OCP is too prescriptive in areas where greater flexibility may be required to achieve community objectives.

The Land Use Bylaw will then be updated in accordance with the policy direction of the OCP.

This project will also be used to update demographic, contextual and technical information in both the OCP and LUB and to review the required content of OCPs under Section 473 of the *Local Government Act*. Amendments will be drafted to communicate clearly and in plain language to improve accessibility of the document.

C. Use Existing Reports and Plans to Inform Policy and Regulation

Over the past five years Islands Trust and a number of local agencies and advocacy groups have published reports and plans that identify recommended actions for the LTC in high priority areas and other land use topics. These reports and plans should be the first point of reference as SS LTC considers updates to, and development of new, OCP policies and LUB regulations.

Guiding documents will include, but are not limited to:

- Islands Trust Reconciliation Action Plan
- Salt Spring Island Watershed Protection Plan
- Summary of Recommendations (SS LTC Housing Action Program Task Force)
- Homes for Islanders (Salt Spring Solutions)
- Salt Spring Island Community Wildfire Resiliency Plan (Capital Regional District),
- Salt Spring Island Active Transportation Plan (Capital Regional District)
- Salt Spring Island Area Farm Plan Renewal (Salt Spring Island Agricultural Alliance)

D. Use Islands Trust Housing Project Toolkit

This project will apply the project methodology proposed in the Islands Trust Housing Toolkit, which sets out a structured approach to LTC action on addressing housing issues. In particular, this project will use the Suitable Land Analysis that has been developed as part of the Toolkit to identify areas of the island that are more, or less, suitable for residential development. The data and mapping inputs into the Suitable Land Analysis will be customized to Salt Spring Island and developed in a transparent and engaged manner.

E. Update Existing Development Permit Areas and Consider New Development Permit Areas

Existing development permit areas should be revisited to ensure they are consistent with current best practices and evidence-based planning. Additional development permit areas should be considered, such as wildfire resiliency DPA and watershed protection DPA.

F. Develop Indicators to Monitor Success

Through this project a small suite of indicators will be developed and included in the OCP by which SS LTC and the general public can measure whether the goals of the update project are being achieved.

G. Assess an OCP Policy Gaps Analysis

A major element to this project at the early phases includes a consultant led OCP policy gaps analysis, outlying areas where the OCP and LUB do not align. This will result in a list of recommendations categorized by immediate, near-future, and long term actions in which the LTC can bring the current LUB into consistency with current housing policy.

PLANNING PROCESS AND TIMELINE

The OCP/LUB Update Project is expected to take 30 months. Figure 1 provides an overview of the process, while Table 1 outlines the planning process showing key project phases, key activities and deliverables. While project activities are reasonably well defined, public engagement activities can be adapted based on the feedback of a Project Advisory Committee and other community interest holders, provided it meets overall project timelines and objectives.

Planning Process Timeline

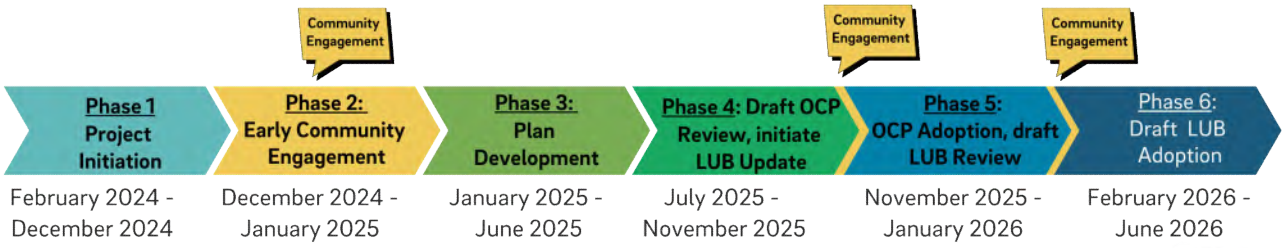

Table 1: Planning Process

PHASE	ENGAGEMENT	FIRST NATIONS ENGAGEMENT	POLICY DEVELOPMENT	KEY DELIVERABLES	CONSULTANT'S ROLE
Phase 1(a) February 2024 to November 2024 **FINALIZE COMPLETE COMMUNTY ASSESSMENT**	Inform and engage on draft Complete Communities Assessment	Letter to First Nations Leaderships about OCP-LUB Project Develop First Nations Engagement Strategy Invite discussion of gauge needs and expectation, capacity constraints to participation..	Incorporate engagement results Compile Baseline Conditions Report	Complete Communities Assessment	OCP/LUB Consultant not involved here; focus is on completing the assessment.
Phase 1(b) November 2024 to December 2024 **OCP-LUB PROJECT START**	Develop project website and other communication materials Identify key community interest holders Form Project Advisory Committee Confirm Engagement		Issue RFP and award contract for project consultants for Phases 2-4 Develop refined project work plan Develop Comprehensive Community Engagement and Communications Plan	Procurement and Onboarding of Project Consultants Present First Nations Engagement Strategy LTC Presentation of Project Work Plan Comprehensive Community Engagement and	Minimal involvement—focus on onboarding, refinement of the work plan, and coordination with staff.

	Strategy			Communications Plan	
Phase 2: December 2024 to January 2025 **TARGETED COMMUNITY VISIONING**	Engage on policy gaps and assess priorities.	Engage with First Nation's through relationships-building. Collaboratively identify issue perspectives that reflect the scope of this project.	Conduct Policy Gap Analysis Develop housing options and housing equity vision statement, Incorporate technical and engagement results to create a revised Vision Statement	Phase 2 Engagement Summaries Working Vision Statement Comprehensive list of planning issues and priorities	Lead community visioning workshops, conduct policy gap analysis, review reports, and develop recommendations for initial OCP amendments. Assist in compiling engagement results.
Phase 3: January 2025 to June 2025 **OCP DEVELOPMENT**	Develop and explore policy options related to key issues	Engage on potential and drafts of revised OCP and/or amendments	Draft OCP amendments and vision statement revisions, Recommend immediate regulatory amendments to current OCP policy	Draft OCP amendments, draft LUB regulations, phase 3 engagement summary	Lead the development of OCP amendments and initial LUB regulations. Conduct public consultations and engage stakeholders on policy options for both the OCP and LUB.
Phase 4(a): July 2025 to September 2025 **DRAFT OCP REVIEW and**	Engage to review draft or proposed amended OCP	Refer draft OCP to First Nations and stakeholders	Finalize draft OCP amendments based on feedback	Phase 4 Engagement Summary Final Draft OCP 1st OCP Bylaw and First Nations and Agency Referral	Provide reporting on engagement through phase 3. Assist in further OCP review and engagement.

Phase 4(b): October 2025 to November 2025 **INITIATE LUB UPDATE**	Develop Draft LUB amendments	Initiate conversation of LUB	Refine LUB gaps based on OCP policy development	Draft LUB amendments	Assist in drafting LUB amendments. Begin initial consultation on LUB with First Nations and stakeholders
Phase 5(a): September 2025 to January 2026 **OCP ADOPTION**	Final edits to the Draft OCP Executive Committee approval Ministerial approval	Continue First Nations engagement on OCP	Prepare final OCP for adoption	Agency Referral Comment Summary First Nations Referral Comments Summary OCP Bylaw 2nd Reading OCP Bylaw Public Hearing OCP Bylaw 3rd Reading OCP Bylaw Adoption Monitoring Plan	Assist in finalizing the OCP for adoption. Support First Nations and stakeholder engagement.
Phase 5(b): November 2025 to January 2026 **DRAFT LUB REVIEW**	Community events/open house to review Draft LUB amendments Interest holder meetings Engagement to gather input on revised Draft LUB amendments	Refer proposed LUB amendment bylaw to First Nations. Ongoing First Nations engagement.	Refine draft LUB amendments based on feedback	Phase 5 First Nations Engagement Summary Phase 5 Engagement Summary Final Draft LUB 1st LUB Bylaw and First Nations and Agency Referral	Support engagement efforts for draft LUB. Refine LUB amendments based on feedback from community consultations and First Nations.

Phase 6: **LUB ADOPTION** **February 2026 to June 2026**	Final edits to the Draft LUB Executive Committee approval	First Nations and agency referral for LUB	Finalize LUB amendments	LUB Bylaw 2nd Reading LUB Bylaw Public Hearing LUB Bylaw 3rd Reading LUB Bylaw Adoption Lesson learned housing options summary	Finalize LUB amendments and support the public and stakeholder engagement process leading to adoption. Ensure legal requirements are met and alignment with OCP policies is maintained. Create and report to LTC on a closing report on lessons learned and possible future directions as learned through the bylaw review and engagement through this project.

PROJECT COMMUNICATIONS

Project communications are addressed in detail through the standalone Project Communications and Engagement Strategy. In general, however, project communications will include the following component parts:

- A memorable project name and tagline
- A core visual style and suite of complementary graphics to be used for all initiatives and communication tactics throughout the project and corresponding engagement process. These graphics will be informed by the four integrated themes of the project: Housing options and housing equity; reconciliation; ecosystem connectivity, and climate change resilience
- Tools and tactics to reach underrepresented segments of the population that are typically harder to reach through engagement processes
- Key messages that form the basis for communication materials, e.g., media releases, invitations, subscriber notices, posters, and enable the project team to speak with “one voice”, ensuring clear, concise, and consistent messaging across all communication. Key messages provide context, manage expectations around process and outcomes, and encourage people to become involved in the process. Key messages also communicate how participants’ input will be used. Engagement best practices suggest that participants will expect to know:

    - The project goals, boundaries or scope of the OCP-LUB update and the engagement process, i.e., what parts of the OCP-LUB are on the table vs. off the table at this time
    - how their input will be used to inform the OCP-LUB update
    - who will make the final decision, informed by community feedback, on the vision, goals, and land use concepts identified OCP-LUB
    - when and how the OCP and LUB updates will be adopted and implemented
- Leveraging media channels, such as:
    - Social media (earned or paid advertising)
    - Print media (earned and push coverage)
    - Print/digital promotion
        - Partnerships - Redistribution through local newsletters
        - Reproduction on related websites and blogs (earned)
    - Engagement Platform(s) Software (incidental to the engagement process)
- Staff, Trustees, local appointees, and governance partners should champion fair and equitable access to the project by providing accurate information or directing inquiries those who can and encouraging those who believe their interests are affected by the project to participate in the formal engagement processes available.

Communications is led by the Project Team, with advice and support from key Islands Trust Staff tasked with dong so

COMMUNITY ENGAGEMENT

Community engagement and participation is a fundamental source of information in the OCP-LUB Project . While SS LTC is the decision-maker in advancing and ultimately approving project products (i.e. the amended OCP and LUB), community input and ownership is important to ensure the plan is supported and executed collaboratively. The planning process will seek to be equitable and reach a broad spectrum of the community.

Community members will be able to participate in the planning process for the Salt Spring Island OCP-LUB Project by:

- Applying to join the OCP-LUB Update Project Advisory Commission
- Being recruited to a consultant-led working group
- Participating in community-led engagement activities and encouraging others to do the same
- Sharing ideas and thoughts with the Island Trust through formal meetings and/or public hearings

The Salt Spring Island Local Trust Committee has requested that staff apply the principles of *Beyond Inclusion – Equity in Public Engagement* to this project. Those principles are:

1) Invite participation within an authentic and accountable engagement process
2) Plan early and proactively
3) Establish respectful relationships with Indigenous Peoples
4) Engage the internal diversity of a community
5) Work in a reciprocal relationship with communities
6) Tailor engagement plans to the context
7) Commit to ongoing learning and improvement
8) Advance systemic equity

A separate project engagement strategy has been developed by staff. Once a project consultant is selected, that strategy will be reviewed and a plan, outlining how goals and principles of the strategy will be carried out through engagement planning, design, execution, analysis, and reporting.

Engagement with First Nations and Indigenous island residents will be considered in a separate, but linked, First Nations engagement approach. This approach is to be developed in cooperation with a First Nations Engagement Expert, and with advice and support from key Islands Trust Staff tasked with dong so.

PROJECT ADVISORY PLANNING COMMISSION

An OCP-LUB Project Advisory Planning Commission (PAPC) has been approved and will be recruited in the fall, 20204. This PAPC is a special advisory planning commission established to provide advice to the SS LTC through a standing directive to provide advice to SS LTC on draft project materials prior to consideration by SS LTC, and to review any additional project products referred to it by the SS LTC.

The PAPC will be comprised of up to seven (7) individuals from the community, ideally with broad geographic, social, cultural and professional representation. Key roles of the PAPC will be to:

- Advise on community engagement outcomes
- Promote the project and public engagement opportunities within the community
- Provide support to staff and consultants at public engagement events
- Provide recommendations to SS LTC on draft project products

CONSULTANT-LED WORKING GROUPS

The consultant to lead engagement and policy option development on this project may establish subject-area working groups if the need for specialized expertise is identified through the engagement planning process.

The following subject-area working groups could be established:

- Housing Options and Housing Equity Working Group
- Climate Change Resiliency Working Group (with the following potential sub-groups):
    - Freshwater Sub-Group
    - Forest/Wildfire Sub-Group
    - Shoreline Sub-Group
- Short-term Rentals Working Group
- And other working groups, as needed.

Key roles of the consultant-led working groups will be:

- To review and synthesize relevant documents; and
- To provide policy advice based on document review and professional expertise

AGENCY WORKING GROUP

A working group of staff from government agencies with jurisdiction over various Salt Spring Island services will be convened to ensure that those interests are appropriately reflected in the planning process and final documents.

KEY COMMUNITY INTEREST HOLDERS

Table 3: Key Community Interest Holders

RESIDENTS	ADVOCACY GROUPS	SERVICE GROUPS	AGENCIES
Of Salt Spring Island Of British Columbia • Property owners • Renters • Seniors • Students and youth • Healthcare workers	Advocacy groups are organizations that use various forms of advocacy to influence public opinion and public policy Examples on Salt Spring Island could include: • Chamber of Commerce • SSI Community Health Society	Service groups are organizations that provide tangible social or physical services to the community Examples on Salt Spring Island could include • Islanders Working Against Violence • Salt Spring Conservancy	Agencies are generally government or government-like organizations that provide physical or social services Examples on Salt Spring Island are: • Capital Regional District (CRD) • North Salt Spring Waterworks District (NSSWD) • Local Communities Commission (LCC)

ROLES AND RESPONSIBILITIES

Salt Spring Island Local Trust Committee

SS LTC are the project champions. They set the project priorities, allocate resources and are the ultimate approval authority by adopting or approving all project products.

Planning Staff

This project will be managed by the Regional Planning Manager, and coordinated by an Island Planner, with support from other planners and administrative staff as required. Staff will oversee consultants whose role is outlined below.

Consultants

Consultants will be retained to provide project management support, create work plans, engagement plans and generally execute the project. This includes executing community engagement and policy development activities and providing expertise to supplement that of the Internal Project Team. Special topic areas could include community engagement, wildfire risk mitigation, watershed protection, and hazard areas.

OCP-LUB Project Advisory Planning Committee

The OCP APC will provide advice to SS LTC on matters referred to it by SS LTC. It will review draft summaries and reports before submission to SS LTC. The Project Advisory Committee will review bylaw amendment proposals for the OCP and LUB or sections thereof as they are completed and make recommendations to LTC before submission to SS LTC.

Residents and General Public

All individuals with an interest in the local area will be invited to participate in the planning processes designed to gather input from all who feel they have an interest in the project, and or provide input to identify issues and opportunities and review draft products, plans and guidelines.

Interest Holder Groups
Interest holder groups such as service and advocacy groups will contribute to the planning process in the same way as residents, but may also be the subject of focussed consultation with respect to their particular areas of interest. Interest holder groups can also help with outreach, issue identification, opportunities and actions and reviewing policy options.

RELATIONSHIP TO OTHER INITIATIVES

To ensure that the OCP-LUB Project advances in consideration other Islands Trust, agency, or community initiatives, staff note the following current initiatives. These initiatives may influence the content of the OCP and LUB.

Islands Trust Policy Statement: The Islands Trust Policy Statement is currently undergoing a renewal process of its own. It is anticipated that by the time a renewed Salt Spring Island OCP is ready for adoption the Policy Statement project will be complete. Any OCP adopted by the Salt Spring Island Local Trust Committee must be consistent with the Islands Trust Policy Statement.

Islands Trust Reconciliation Action Plan: The Islands Trust Reconciliation Action Plan describes the organization's path toward better relationships with the First Nations with treaty and territorial interests in the Islands Trust Area. The Salt Spring Island OCP-LUB Update Process should advance that plan, particularly Actions 3.2, 3.3 and 3.4.

Salt Spring Island Watershed Protection Plan: The Salt Spring Island Local Trust Committee recently endorsed a Watershed Protection Plan for the Island. The OCP-LUB Update Process should consider opportunities to advance the recommended actions of that plan.

Salt Spring Island Community Wildfire Resiliency Plan: The CRD recently completed a Wildfire Resiliency Plan for the island. This plan contains several actions that SS LTC can consider to support community wildfire resiliency. These actions could be advanced through the OCP-LUB Update Process. Alternatively, policies proposed through the OCP-LUB Update Process should not be inconsistent with the recommendations of the Resiliency Plan.

Salt Spring Island Active Transportation Network Plan: The CRD recently completed an Active Transportation Network Plan for the Island. The renewed OCP should facilitate or complement the actions proposed in that plan.

Current non-governmental initiatives that could influence the OCP-LUB Update Process include:

Transition Salt Spring Climate Action Plan 2.0: The 2020 Climate Action Plan authored by Transition Salt Spring provides a range of recommended actions that SS LTC could take to advance climate change resilience in the community. The OCP Update Process should consider opportunities to advance those recommended actions.

Salt Spring Solutions Homes for Islanders: This 2023 publication from Salt Spring Solutions proposes a range of initiatives that SS LTC could consider to advance housing options for middle and low-income earners on Salt Spring Island. The OCP Update Process should consider opportunities to implement the recommended actions of this report.

BUDGET

Item Descriptions	Total 2-Year Project Budget	Total FY2024-25 Budget Cost	Total FY2025-26 Budget Cost
Early and ongoing consultation with 13 First Nations with treaty and territorial interests on SSI	$26,000	$13,000	$13,000
Consultant to conduct and facilitate a robust and inclusive public engagement program and policy options development	$166,000	$83,000	$83,000
Communication and educational info, printouts, mail-outs, brochures, posting of meetings and legal notifications	$9,000	$4,500	$4,500
Technical support on virtual and in-person sessions, and facility rental for in-person sessions, open houses and community engagement meetings	$3,000	$1,500	$1,500
Total	**$204,000**	**$102,000**	**$102,000**
Total Budget Available	**$158,500**	**$158,500**	**$0**
Requested additional funding for 2025-2026	**$45,500**	**$0**	**$45,500**

DELIVERABLES

The following deliverables will be achieved through the Salt Spring Island OCP-LUB Update Project:

1. Updated Salt Spring Island Official Community Plan
2. Updated Salt Spring Island Land Use Bylaw
3. Monitoring Plan

PROJECT CHANGE MANAGEMENT

A change management structure is proposed to ensure that the project achieves its intended objectives and outcomes on time and on budget. However, it is also understood that new information or developments often emerge in the course of public policy processes that may impact the original project plan. The Regional Planning Manager will bring forward substantial changes that would affect the project budget or timeline outlined in this Terms of Reference for LTC and approval. The evaluation will assess the following, as necessary:

- Budget and schedule impacts
- Alignment to the project objectives
- Contract implications
- Relational implications (public, inter-governmental)
- Feasibility and benefits of the change
- Complexity and/or difficulty of the change options requested
- Scale of the change solutions proposed
- Risk to the project in implementing the change
- Risk to the project in not implementing the change
- Impact on the project in implementing the change (time, resources, finance, quality)