STAFF REPORT

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

DATE OF MEETING:	August 27, 2026
TO:	Salt Spring Island Local Trust Committee
FROM:	Peter Thicke, Island Planner Salt Spring Island Team
COPY:	Mary Storzer, Regional Planning Manager
SUBJECT:	OCP-LUB Project Update

RECOMMENDATION

1. **That the Salt Spring Island Local Trust Committee endorse the Project Charter attached to the report titled "OCP-LUB Project Update" dated August 27, 2026 as Attachment 1.**

2. **That the Salt Spring Island Local Trust Committee endorse the business case for FY 2027-28 for the OCP-LUB Update Project attached to the report titled "OCP-LUB Project Update" dated August 27, 2026 as Attachment 2.**

3. **That the Salt Spring Island Local Trust Committee refer the Communications and Engagement Plan for the OCP-LUB Update Project attached to the report titled "OCP-LUB Project Update" dated August 27, 2026 as Attachment 3 to the Project Advisory Planning Commission.**

REPORT SUMMARY

This report presents an updated Project Charter for the SSI OCP-LUB Update Project, revised to reflect Trustee comments from the July 9, 2026 regular business meeting. It also introduces a business case for the project in FY2027-28 and a Communications and Engagement Plan for LTC endorsement.

BACKGROUND

Work on the SSI OCP-LUB project continues, with support from the Regional Planning Team and other Islands Trust staff. Following comments from the LTC at its July 9, 2026 meeting, staff have revised the Project Charter to reflect the direction Trustees provided.

Looking ahead to FY2027-28, staff have prepared a business case for LTC consideration. Endorsing it will allow the project to advance through the Islands Trust budgeting process as proposed.

Staff have also prepared a Communications and Engagement Plan to guide the next phase of work. The plan sets out foundational information and principles for communications and engagement, defines roles and responsibilities, and proposes a timeline and methodology for engagement. It also includes a budget covering the cost of these activities.

ANALYSIS

Ongoing Work Update

Building off of the work done to date, staff have been continuing the research and analysis to develop the proposed OCP policy framework (content structure), including any updates to draft Vision and Guiding Principles to bring to the LTC in the fall for endorsement prior to the next round of engagement. This includes updating the project's foundational and background documents to identify and address gaps in technical data or other knowledge. This work has produced two key documents: an updated Gap Analysis and a refreshed Technical Documents Background Review.

The Gap Analysis (see Attachment 4) confirms where the current OCP falls short both in legislative terms and in technical data. The legislative gaps (such as proper housing targets and updated GHG emissions targets) can be addressed fairly easily using data already available from the Province, the CRD, or the 2025 Housing Needs Assessment.

Certain technical data, however, is still missing and will be critical to advancing the OCP work per the Project Charter. These elements are currently budgeted for in the 2027-2028 Business Case (see Attachment 2) and include:

- Freshwater: The most important gap is the limited understanding of groundwater on Salt Spring Island. On Gabriola, a recently completed freshwater footprint study proved instrumental in shaping density and settlement policies in that island's newly released draft OCP. Balancing the need for housing and development against the environmental protection central to the object of the Trust will require a more sophisticated understanding of freshwater on Salt Spring Island.

- Climate and hazard: data is needed regarding wildfire, sea level rise, and other hazards — information that could inform both existing and potential new Development Permit Areas (DPAs) and related climate policies.

To ensure that we are considering all the relevant technical and policy work for this OCP update, a refreshed Technical Documents Background Review (Attachment 5), building on the work completed by the previous project consultants, has been completed. This refresh adds new documents including several noted during the first round of engagement. The documents reviewed to date include:

- Salt Spring Island Watershed Protection Plan (2023)
- Salt Spring Island Area Farm Plan Renewal 2020–2030 (2020)
- Islands Trust Housing Needs Assessment (2025)
- Homes for Islanders: Integrated Housing Solutions Framework (2023)
- Islands Trust Housing Options Toolkit (2024)
- Salt Spring Island Climate Action Plan 2.0 (CAP 2.0) (2021)
- Short-Term Rentals Impacts Report (2025)
- Common Ground: Consensus for the Future (2025)
- CRD Community Wildfire Resiliency Plan (SSI Electoral Area)
- Complete Communities Assessment — Salt Spring Island (2024)
- Community Affordable Housing Strategy (CAHS) Action Plan (2011)
- Draft Islands Trust Policy Statement (Bylaw No. 183) (2025)

Staff propose bringing the list above to the PAPC to determine if any additional documents should be considered.

In addition, staff have been reviewing the engagement and survey data to inform the OCP updates. In doing so, staff have followed up with McElhanney, the previous project consultant, about a discrepancy between the survey figures quoted in their "What We Heard So Far" report and the raw data shared with the LTC at its June 11, 2026 meeting. The cause identified was that the data McElhanney provided was an interim extract pulled before the consultation period ended. The complete data has since been provided and is attached as Attachment 6.

Project Charter

An updated Project Charter was presented to the LTC at its July 9, 2026 meeting, where the LTC passed the following resolution:

> **SS-2026-094**
> **It was MOVED and SECONDED**,
> that the Salt Spring Island Local Trust Committee request staff to revise the Salt Spring Island Official Community Plan-Land Use Bylaw (Phase 2) Project Charter dated June 30, 2026 and attached as Attachment 1 in accordance with Local Trust Committee comments.
>
> **CARRIED**

Staff have since made the following revisions:

- The Purpose section now emphasizes that a comprehensive review will take place, clarifies the relationship between the OCP and LUB, broadens the list of policy areas open for review, and adds language recognizing the importance of implementation. It also strengthens the description of engagement, clarifies the project's intended outcome, and speaks to the update considering emerging planning challenges and its current growth model.
- The Objectives section now includes language supporting equitable engagement, revises the language around community "interests," and adds a new objective committing explicitly to evaluating how well the current OCP and LUB are working and tying the project's scope to that evaluation.
- The In Scope section has been revised to better reflect the comprehensive nature of the review.
- The Out of Scope section has been revised to remove the term "substantial," allowing flexibility in what may be required to complete the project effectively.

A further point of discussion was whether to develop an "elevator pitch" for the project (a one- or two-sentence plain-language description) and note it in the Project Charter. Staff have chosen to include this in the Communications and Engagement Plan instead.

Business Case

At its July 9, 2026 meeting, the LTC passed the following resolution:

> **SS-2026-096**
> **It was MOVED and SECONDED**,
> that the Salt Spring Island Local Trust Committee request staff to bring forward a business case for the 2027/2028 Fiscal Year for the Salt Spring Island Official Community Plan-Land Use Bylaw Update Project.

CARRIED

Staff have prepared a business case for LTC review and endorsement, attached as Attachment 2. It includes budget provisions for First Nation Capacity Funding — to support ongoing First Nation referrals, engagement, and relationship building — as well as funding requests for technical studies on freshwater use and hazard area mapping, and for ongoing engagement activities.

Communications and Engagement Plan

Staff have prepared a Communications and Engagement Plan (Attachment 3) for LTC review and recommend referring it to the PAPC before endorsement.

The plan provides a general overview of the goals and guiding principles for communications and engagement, and sets out roles and responsibilities, specific activities aligned to the project timeline, and a budget estimate for the current and next fiscal years.

A draft plain-language description of the project, for use in all communications to support consistent messaging, has been drafted and is found in Appendix C of the plan.

ALTERNATIVES

The LTC may consider the following alternatives to the staff recommendation:

1. **Request further information or changes**

   The LTC may request further information or changes prior to making a decision. Staff advise that the implications of this alternative are the potential of missing out on the budget process and not having appropriate funds to continue the project into the next fiscal year. If selecting this alternative, the LTC should describe the specific information needed and the rationale for this request. Recommended wording for the resolution is as follows:

   That the Salt Spring Island Local Trust Committee request that staff provide a report outlining [insert additional information or changes required].

2. **Hold the project in abeyance**

   The LTC may choose to hold the project in abeyance pending the receipt of further information or another event.

NEXT STEPS

Over the coming months, staff will advance the business case through the budget process and review the Communications and Engagement Plan with the PAPC. Staff will also gather and format the key background information, prepare communications and engagement materials, and develop the proposed OCP policy framework — its content and structure — including any updates to the draft Vision and Guiding Principles. This work will be brought to the Local Trust Committee in the fall for endorsement.

Submitted By:	Peter Thicke, Island Planner	July 31, 2026

Concurrence:	Mary Storzer, Manager of Regional Planning	July 31, 2026

ATTACHMENTS

1. Updated Project Charter, dated July 30, 2026
2. Business Case for the Salt Spring OCP-LUB Project Update for FY2027-28
3. Draft Communications and Engagement Plan dated August 6, 2026
4. Updated SSI OCP Gap Analysis
5. Updated Technical Background Documents Review dated August 6, 2026
6. Final raw data related to initial engagement activities

Attachment 1

SSI Official Community Plan (OCP) and Land Use Bylaw (LUB) Review (Phase 2) – Project Charter

Salt Spring Island Local Trust Committee (LTC) Date: August 27, 2026

Purpose: This project is a comprehensive update to the Salt Spring Island Official Community Plan (OCP) and Land Use Bylaw (LUB) to ensure policies and regulations therein meet current and emerging community needs. The update project will review the existing OCP and LUB, identify gaps and outdated provisions in relation to legislative requirements, ecosystem considerations, emerging planning challenges and the current growth model, and recommend amendments that ensure consistency between the OCP and the LUB to improve implementation, clarity, and administration.

The review will consider all policy areas including, but not limited to:

- **Housing** — expanding access to housing that meets identified community needs
- **Growth and infrastructure alignment** — ensuring development is matched by supporting infrastructure
- **Reconciliation** — incorporating policies that reflect First Nations interests and rights
- **Environmental stewardship** — responding to climate change and protecting ecosystem integrity and connectivity

The review will be undertaken in collaboration with the community, First Nations, partner agencies, and other interested parties to develop a shared vision and planning framework. The intended outcome is an integrated, contemporary planning framework that provides clear policy direction, supports transparent and consistent decision-making, responds to evolving community priorities, and fulfills statutory requirements.

Background: Salt Spring Island's OCP was adopted in 2008, the LUB in 1999, and neither have been meaningfully updated since. In 2023, staff were directed to begin this update to reflect evolving community priorities, address housing and infrastructure needs, and align with current provincial legislative requirements.

Work completed to date includes project initiation, consultant procurement, background research, preliminary community consultation, and the development of a draft Vision and Guiding Principles document — the key deliverable from the first phase of work completed in 2025/2026.

This next phase builds on that foundation and will focus on policy and regulatory development through targeted engagement, identification and implementation of First Nations interests, and the preparation of an updated OCP document along with the LUB amendments needed to implement it as outlined in the "Purpose" section.

Objectives

1. Evaluate the current OCP and LUB for effectiveness and usability in order to determine the scope of changes required.

- Review current policy and regulations for legislative compliance, best practices, First Nations interests, and community needs.
- Departures from current policy should be in service of one of the review "lenses" outlined above.

2. Engage meaningfully and equitably with the community, First Nations, and key partners agencies, building trust in the process and support for the OCP and strengthening relations.

- Involve the community in a substantive and ongoing way throughout the process.
- Strengthen relationships with area First Nations through early and continuous engagement that identifies and integrates their interests.

In Scope

- Identify First Nations interests and identify recommended policy and regulatory changes for consideration of implementation in updated OCP policies and LUB regulations.
- Evaluate the current OCP and LUB against legislative requirements, best practices, First Nations interests, and community need to determine the effectiveness of current policies and regulations.
- Update the OCP — including existing Development Permit Areas (DPAs) — to improve readability and usability, and refresh the vision, goals, and policies to meet current legislative requirements and best practices, including targeted community engagement to support the work.
- Introduce new DPAs and associated

Out of Scope

- New Development Permit Area (DPA) mapping and guidelines that do not align with community needs, legislative requirements, First Nations interests, or best practices.
- LUB amendments beyond what is required to achieve consistency with the updated OCP or emerging directions identified through the project process.
- Additional studies or plans that are not necessary to achieve the objectives of this project.

• Collaborate with partner agencies and organizations. • Maintain a concise, plain-language description of the project to ensure consistent messaging throughout the project timeline. **3. Produce an updated OCP and LUB that:** • Addresses the long-term needs of the community while protecting ecosystem health and resilience. • Incorporates First Nations interests • Meets current legislative requirements • Considers best practices in planning • Is clear, user-friendly, and easy to navigate.	guidelines where appropriate. • Amend the LUB to implement the goals and policies established in the updated OCP and ensure overall alignment. • Develop a monitoring and implementation plan to evaluate whether the OCP is functioning as intended.	

Workplan Overview	
Deliverable/Milestone	**Date**
Updates[1] to Project Charter, Project Workplan, and Project Business Case.	Summer 2026
Development of First Nations Interest Framework, determination of First Nations interests, and ties to policy tools.	Ongoing
Development of Communications and Engagement Plan (based in principles *Beyond Inclusion – Equity in Public Engagement*) and associated materials.	Summer/Fall 2026
Milestone: PAPC[2] and LTC Review of Communications and Engagement Plan	**Summer/Fall 2026**
Development of OCP Policy Framework and refinement of Vision and Guiding Principles	Summer/Fall 2026
Milestone: LTC and PAPC review and endorsement of draft OCP Policy Framework and Vision and Guiding Principles	**Fall 2026**
Targeted Public Engagement Activities on early draft OCP documents	Winter 2026–27
Further draft Policy Development based on public engagement, First Nations interests, best practices, and legal requirements.	Winter/Spring 2027
Milestone: PAPC and LTC Review of Draft OCP language	**Summer 2027**
LUB updates, including content framework and updated regulations	Summer 2027
Public meetings and engagement related to Draft Policy language	Summer/Fall 2027
Further updates to draft Policies and LUB regulations based on LTC, PAPC, and engagement responses	Fall/Winter 2027
Public Review of draft bylaws/referrals	Winter 2027-28
Milestones: First and Second Readings of Draft Bylaws	**Winter 2027-28**
Milestones: Public Hearing and Third Readings of Draft Bylaws	**Winter/Spring 2028**
Milestone: Adoption and implementation	**Summer 2028 - ongoing**

[1] Substantial proposed changes that affect budget or timeline will be brought forward with analysis of impacts for consideration by the LTC as part of ongoing project updates to the LTC that are planned throughout the duration of the project

[2] 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, and to review any additional project products referred to it by the SS LTC.

Project Team	
Project Manager	Mary Storzer
Project Lead	Peter Thicke
Planning Support	Regional Planning Team members
Technical Support	William Shulba, Senior Freshwater Specialist
Communications Support	Morgana van Niekerk, Communications Specialist
Indigenous Advisor Support	Joe Elliott, Senior Indigenous Relations Advisor
Administrative Support	Kalyaan Selvakumar
GIS Support	Aislyn King, Kendra Hopper
IT Support	Daphne Shaed

Budget		
Budget Sources:		
26/27	Communications and Engagement	$35,000
	First Nation Capacity Funding	$55,000
	Legal + contingency	$2,000
	Freshwater Footprint Study	$55,000
TOTAL		$147,000

Funding Request Business Case

Attachment 2

Last updated: August 6, 2026

TO BE COMPLETED BY INITIATOR

Requested by:

Salt Spring Island Local Trust Committee (SSI LTC)

Department:

Planning Services

Name of Request:

SSI OCP-LUB Update Project

$ Value of Request:

2026-27: $147,000
2027-28: $159,000 ($24,000 carryover from 2026-27 budget)
2028-29: $5,500
Total: $311,500

Budget Source (select all that apply):

☒ **Specific Project Funding** (select all that apply)
- ☒ Third Party Contractors
- ☐ Staff Travel Expense
- ☐ Staff Overtime Expense
- ☐ New Staff Member – Temporary for project
- ☐ Computer Hardware/Software

☐ **Furniture (Finance) & Tech. Equipment (IS)**

☐ **Computer Hardware/Software/Supplies (communicate with IS department)**

☐ **New Staff Resources** (see Staff Costing Tool)
- ☐ **Permanent**
- ☐ **Temporary**
  Temp Duration: _____

☐ **Other Funding Sources (i.e. grants) – please describe:**

Date of Submission to Finance:
September 4, 2026

Funding Required for (date range):
April 1, 2027 – March 31, 2028: $159,000

TIE TO ISLANDS TRUST GUIDING DOCUMENTS:

1) Reconciliation Declaration & Indigenous Relations Action Plan (IRAP): applicable actions include:
- engaging with staff from Indigenous Governing Bodies to develop a baseline engagement framework document that records expressed guiding principles, interests of the Indigenous Governing Body, and the tools available to Islands Trust to address interests.

2) Trust Policy Statement: the update will ensure consistency with the existing Policy Statement, noting that staff will reference the draft Policy Statement (Bylaw No. 183, first reading July 29, 2025) including:
- reconciliation (3.1.1, and Goals 1–2),
- housing (3.4.11–3.4.16),
- climate and hazards (3.4.5, 3.4.6, 3.5.10, 3.5.20),
- freshwater (3.5.1–3.5.4),
- forest ecosystems (3.2.2) and forests (4.2), and
- ecosystem integrity (3.3).

3) Trust Council *Strategic Plan 2025-2028:* contains applicable objectives and numbered policies to:

- Preserve, protect and advocate for forest and terrestrial ecosystems
- Preserve and protect marine ecosystems
- Mitigate and adapt to climate change impacts
- Strengthen Housing Affordability Throughout the Islands Trust Area
- Engage with Indigenous Governing Bodies and Indigenous Peoples on governance, growth management, heritage and ecosystem protection, and climate change

2.2.1: Improve processes for prioritizing funding for ongoing OCP reviews
2.2.2: Update OCPs and LUBs to incorporate new Policy Statement Policies
4.2.3: Update OCPs and LUBs to foster climate change resilience (considering topics such as Coastal Douglas-fir protection, foreshore and nearshore environments, and groundwater)
5.2.1: Develop innovative frameworks or decision-making and involve pilot LTCs/BIM with Indigenous Governing Bodies.

3) Trust Council Policy 5.9.1.: applicable policies goals include:

3.1 LTC planning projects are well-defined and planned;
3.2 LTC projects reflect community and First Nations expectations;
3.3 Staff, trustees, the public, and partners have certainty and clarity around how projects get allocated, resourced, and carried out, leading to realistic expectations;
3.4 Resource allocation is efficient, fair and equitable;
3.5 OCPs and LUBs are systematically updated on a regular basis;
3.6 Planning is both proactive and adaptive;
3.7 Local Planning implements Trust-wide planning initiatives and tools (eg. strategies, model bylaws)

4) Islands Trust Freshwater Sustainability Strategy (FWSS): applicable goals include:

GWSS 7. Integrate water availability and vulnerability information into land use policies and regulations
GWSS 8. Implement appropriate planning and regulatory tools to protect vulnerable aquifers and sensitive aquatic ecosystems

5) Legislative requirements

Islands Trust Act: this update delivers an updated planning framework that preserve and protects the Trust Area and its unique amenities and environment, in cooperation with the community, First Nations, and other governments (Islands Trust Act, s. 3)

Local Government Act: will bring the OCP into compliance with the Local Government Act as amended, including 20-year housing statements informed by the Housing Needs Report (ss. 473(1)(a), 473.1), housing policies for all classes of need (s. 473.1(4)), and current greenhouse gas reduction targets, policies and actions (s. 473(3)).

ISSUE/OPPORTUNITY:

Official Community Plans (OCPs) and Land Use Bylaws (LUBs) are important documents which establish policies and rules that guide decision making in the Islands Trust including helping to achieve its preserve and protect mandate. In line with Trust Council policies, staff are aiming to update all OCPs and LUBs across the Islands Trust Area over the next 10-15 years. Prioritization of these updates is based on several criteria including OCP health (age & population growth), priority from a conservancy perspective, and strategic alignment.

Building off of work done to date, the documents will be updated to ensure that they consider and reflect current legislative requirements, best practices in planning and First Nations and community interests, as

well as, updating them for consistency and useability. This is a comprehensive review and will include but not be limited:

- First Nations Engagement: working to integrate their interests. Staff are working to build off an engagement "interests" framework approach piloted with the Squamish, K'omoks and Snuneymuxw First Nations during the OCP and LUB work for Gambier, Denman and Gabriola. Note: as First Nations traditional territories overlap and cross Local Trust Area (LTA) boundaries, work with the First Nations in one LTA will lay the foundational understanding for the subsequent OCP and LUB work in other LTAs (and work of the Islands Trust Conservancy). In addition, once the interests are understood, maintaining this understanding and relationship with the First Nations is anticipated to require much less funding in future years.
- Housing: reviewing and updating policies to support housing diversity and future housing needs
- Freshwater: implementing the freshwater footprint planning-scale methodology for measuring the sustainability of island freshwater (per the Freshwater Sustainability Strategy)
- Environmental protection, e.g. ecosystem: including implementing the Regional Conservation plan and Species at Risk and State of the Islands report
- Climate and hazards: including reviewing OCP greenhouse gas targets and monitoring plan, and policies to address climate change mitigation and resiliency, e.g. coastal flooding

PROJECTED RESULTS/DELIVERABLES:

- An updated Salt Spring Island Official Community Plan, including monitoring plan, that addresses current legislative requirements (including 20-year housing policy direction, refreshed greenhouse gas targets, and new hazard provisions (including interface wildfire and coastal hazard direction), and reflects best practices in planning (including Trust Area best practices), and First Nations and community interests.
- An updated Salt Spring Island Land Use Bylaw that implements the revised OCP policies and resolves OCP–LUB inconsistencies.
- Updated relevant administrative bylaws
- "Interest" frameworks for First Nations in the LTA, which will support both the OCP and LUB and also other planning, policy, stewardship, and conservation projects undertaken by the Islands Trust

These deliverables will give trustees and staff clear, current, legally compliant policy direction; support transparent and consistent land-use decisions; reduce interpretation disputes and enforcement difficulty; and strengthen relationships with First Nations, the community, and partner agencies.

ALTERNATIVES CONSIDERED:

Option 1: Continue comprehensive review of the Salt Spring Island OCP and LUB
Benefits – Keeps the multi-year project on schedule through draft policy, LUB drafting, and first/second readings; delivers a legally compliant, contemporary framework; secures specialist expertise (engagement, freshwater, Indigenous relations) that in-house staff cannot supply at the required depth; maintains community and First Nations momentum built in Phase 1.
Risks – Cost and timeline pressures typical of large multi-year policy projects, challenges in estimating timelines for appropriate First Nations engagement.
Financial implications – $159,000 in FY2027–28 (including $24,000 carryover from 2026–27)
Resource requirements – Continued Extraordinary-Project staff commitment (see Staff Resourcing) plus contracted technical consultant services.
Other implications- Positions the OCP for consistency with the new Policy Statement, provincial legislation, and the upcoming Housing Needs Report estimated for 2028.

Option 2: Undertake a targeted review (was Status Quo).
Benefits – Potentially lower cost, potentially faster project timeline.
Risks – OCP and LUB remain out of date, with only the targeted topics being updated. Targeted reviews have proven to be as costly in the Trust Area due to the systems nature of OCPs and LUBs leading to an inevitable but unplanned

comprehensive review. This would be out of sync with Trust Council policies, particularly 5.9.1 referenced above. This is not in line with interests we have heard from First Nations or other community members. This could risk legal challenges. This conflicts with best practices.
Financial implications – if the targeted review cannot be contained, and a comprehensive review occurs, this can lead to more costs than a planned comprehensive review as no efficiencies can be planned into the work. This could put financial burden on future years.
Resource requirements – staffing resources may be reduced

Option 3: Do nothing; retain the 2008 OCP and 1999 LUB.
Benefits – No further costs this fiscal year, staff time is freed up for other LTC priorities.
Risks – The OCP remains misaligned with legislative requirements and the directions in the draft Policy Statement, urgent aspects of housing, climate, hazards, and reconciliation go unaddressed, trust within the community, partner agencies, and First Nations is eroded.
Financial implications – Avoids FY2027-28 costs but only defers unavoidable future costs. Could risk fiscal implications from legal challenges.
Resource requirements – None
Other implications – Continued use of outdated policy and regulatory documents, potential legal exposure.

RECOMMENDED OPTION RATIONALE:
Option 1 is recommended as it enables the Islands Trust to meet its policy goals, especially Trust Council policy 5.9.1. (which both establishes the goal that OCPs and LUBs are systematically updated on a regular basis and gives the Regional Planning Team responsibility for doing so). This recommended option provides sufficient funding to undertake a comprehensive review that efficiently delivers a legally compliant, contemporary planning framework on a reasonable timeline. It intends to increase housing options and equity on the island, integrate the interests of First Nations, protect ecosystem integrity and connectivity, and enhance climate change resilience.

RISK ASSESSMENT:

- **Scope / timeline /costs creep:** Project needs may change as project/engagement proceeds. Mitigation tactics include a phased budget, the effective assignment of work, and project management including change-management processes.
- **Policy Statement timing:** The draft Policy Statement may be adopted prior to the completion of this project or just after, making consistency challenging. Mitigation tactics include drafting while noting the content in the draft Policy Statement and its evolution.
- **Technical dependencies:** Data and analysis work by outside contractors is subject to some uncertainty**.** Mitigation tactics include careful contractor selection and managing contractors closely.
- **First Nations engagement:** Meaningful, collaborative engagement is undertaken within the context of all parties involved and as such project timelines may need adjustments based on circumstances. Mitigation tactics include early, continuous, and adequately resourced engagement (including First Nations capacity funding).
- **Community engagement:** Polarization on topics may exist. Mitigation tactics include equity-based, transparent engagement.
- **LTC:** LTC may choose to not proceed with amendments. Mitigation tactics include ensuring the LTC's interests are addressed throughout the process.
- **Staff resources:** Unforeseen staffing changes can occur. Mitigation tactics include building staffing contingencies into the project plan and effective management of the work.

COST/BENEFIT ANALYSIS:

Costs:
Total Project Cost:
Fiscal Year 2027–28: $159,000 (including $24,000 carryover):

- $65,000 - specialist technical studies (freshwater user survey, wildfire and coastal flooding/tsunami inundation studies) and
- First Nations capacity funding ($70,000) (efficiencies for this work as part of work also being undertaken as part of the Galiano OCP and LUB review)
- Community Engagement Activities ($24,000).

Benefits:

- Running the OCP and LUB updates concurrently captures efficiencies including merged engagement, technical review, and project tasks and ensures consistency between the two documents, avoiding the cost of sequential or duplicated processes.
- Project will benefit from efficiencies associated with similar projects in other LTA and build on those experiences, in particular the First Nations work being undertaken as part of the Galiano OCP work, for example where work with one First Nation will serve to support the work in numerous LTAs. It will also build off of the work of the Gabriola OCP including in relation to the freshwater footprint analysis. Where possible, efficiencies can be gained re data gathering and analysis, e.g., by gathering data across a region rather than for just one LTA.
- Additional benefits include improved legislative compliance and reduced legal exposure; clearer, more enforceable, more accessible policy; strengthened relationships with First Nations, community, and partner agencies; and a plan capable of responding to climate, hazard, and housing pressures.

PROCUREMENT PROCEDURE:

We will follow procurement policies and anticipate RFPs will be required. Technical consultants will be retained via typical RFP processes.

PROPOSED IMPLEMENTATION STRATEGY: Work is already underway on this project. The project is proposed to be completed over the next two fiscal years:

- Fiscal year 2027-28: Groundwork and Drafting (First Nations Relations, Data/Analysis, OCP Drafting)
    - First Nations Interests framework ($70,000=10,000 capacity funding for each of 7 Nations)
    - Data and technical analysis ($65,000)
    - Community Engagement and Communications includes targeted engagement ($24,000)
- Fiscal year 2028-29: OCP Finalizing and LUB
    - Community Engagement and Communications includes public hearing and adoption (~$500)
    - Drafting of bylaws and legal review (~$5,000)

Anticipated completion date including implementation: March 31, 2029.

STAFF RESOURCING: Estimated for Fiscal Year 2027-28 at:

Regional Planning Team Island Planners: 2.9* FTE (~4320 hours)
Regional Planning Team Manager: 0.2 FTE (~364 hours)
Senior Indigenous Relations Advisor: 0.1 FTE (~180 hours)
Senior Freshwater Specialist: 0.2 FTE (~364 hours)
Communications and Engagement Support: 0.2 FTE (~364 hours)
GIS Services: 0.1 FTE (~182 hours)
Administrative Support: 0.3 FTE (~545 hours)

Note: Total FTE allocation to developing 'interest' framework across three (Salt Spring, Galiano, and Lasqueti) OCP and LUB Updates is estimated as - 1.4 FTEs from the Regional Planning Team; 0.25 FTE of Senior Indigenous Relations Advisor, and 0.2 FTE administrative support

CHANGE MANAGEMENT/COMMUNICATIONS/COLLABORATION:
This is a collaborative project that requires work across departments. The project manager (an Island Planner from the Regional Planning Team) will ensure regular communication and collaboration with affected departments and external agencies. Project planning documents, i.e. project charter and workplan, will be used to explicitly state roles and responsibilities within the Islands Trust, as well as identify timelines for external collaboration. A community communication and engagement plan will be used as part of the project.

Requested by: Salt Spring Island Local Trust Committee

Prepared by: Peter Thicke, Island Planner

Reviewed with other Department Directors (if applicable):

_____
Approving Director's signature

_____
Date Director Approved

Attachment 3

Salt Spring Island Official Community Plan and Land Use Bylaw Update: Communications and Engagement Plan

Purpose of This Plan

This plan describes the stages needed for effective communication and community engagement paired with each phase of the workplan to achieve the goal of updating the OCP and LUB. As the project unfolds, a detailed workplan for each stage will be brought forward to the LTC and PAPC for review. The appendices provide background on the methods that are anticipated to be used and how we plan to ensure balanced and equitable participation. By providing this general plan and adding specifics as we go, we can ensure that we remain flexible to respond to project and community needs.

Budget

The Plan is designed and delivered in-house by Islands Trust staff (with consultant support if needed), within a total communications and engagement budget of $35,000 (FY 2026-27 $11,500; FY 2027-28 $22,990; FY 2028-29 $500).

Principles

The Salt Spring Island Local Trust Committee (LTC) has resolved to strive for equity in participation in all of its public engagement processes. This Plan is grounded in the principles of Beyond Inclusion: Equity in Public Engagement (Simon Fraser University Morris J. Wosk Centre for Dialogue):

- Invite participation within an authentic and accountable engagement process
- Plan early and proactively
- Establish respectful relationships with Indigenous Peoples
- Engage the internal diversity of a community
- Work in reciprocal relationship with communities
- Commit to ongoing learning and improvement

In practice, these principles carry the following commitments:

- Engagement will be meaningful
- Every engagement round closes with a published What We Heard report explaining what the community said and how it will be used
- Every digital tool is matched by a paper or in-person alternative
- Materials use plain language, with technical terms defined at first use and a glossary of terms maintained as necessary
- Islands Trust will acknowledge openly where engagement had limitations
- Islands Trust staff will develop and maintain a concise, plain-language description of the project, endorsed by the Local Trust Committee, for use in public communications, presentations, reports, engagement materials, and media responses. The purpose is to ensure consistent messaging throughout the project.

First Nations Engagement

Engagement with First Nations is conducted through a separate process and, though critically important, is not described in this Plan. Understanding the interests of First Nations with respect to land use planning on Salt Spring Island remains a key focus throughout the project.

Who Will Be Engaged

All interested and affected parties are invited to participate, including:

- Residents of Salt Spring Island, including property owners and renters
- Non-resident property owners and seasonal residents
- Working residents, employers, and employees in the service, trades, agriculture, health, and education sectors
- Young people, students, and young families
- Seniors, including those with mobility or digital access barriers
- Community organizations, service groups, and advocacy groups

Referral agencies will be engaged through referrals and through direct meetings. Referral agencies include the Capital Regional District (CRD), North Salt Spring Waterworks District (NSSWD) and other improvement districts, the Ministry of Transportation and Infrastructure (MOTI), the Ministry of Housing and Municipal Affairs, School District 64, Island Health, the Agricultural Land Commission, and BC Ferries.

The Project Advisory Planning Commission (PAPC) has been recruited and will continue to review relevant materials referred to it by the LTC. This special advisory planning commission has been established to provide advice to the SS LTC following their adopted Terms of Reference. Key roles of the PAPC include:

- 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

The PAPC will be engaged through their regular meetings and will provide support and advice where necessary to the project in alignment with project needs and their established Terms of Refence.

The SS LTC retains decision-making authority throughout; community input is seriously considered alongside First Nations interests, technical analysis, legislative requirements, and planning best practices.

Engagement Plan

Stage	Timing	Engagement Details	Desired Outcome
Stage 1 — Project re-launch and awareness	(Phase 1-2 of workplan - Current - Fall 2026)	We will inform the community about project, scope, and how to participate. We will consult the community in OCP framework, vision, values, and principles. *IAP2 levels: Inform and Consult*	Any further input on vision, values and principles, and the OCP framework. Input incorporated into these components of the OCP where feasible. Report outlining what feedback was received and how it was incorporated.
Stage 2 — Targeted public engagement of early draft OCP	(Phase 3 of workplan - Winter 2027)	We will consult the community and engage specific interest groups in review of OCP draft policies. We will listen to feedback and consider it regarding policy direction. We will report back on input influenced the policies. *IAP2 level: Consult*	Input on initial early draft policies and other aspects of the OCP. Input incorporated into the OCP where feasible. Report outlining what feedback was received and how it was incorporated.
Stage 3 — Revised draft OCP engagement	(Phase 4 of workplan - Summer–Fall 2027)	We will consult the community regarding the revised OCP resulting from the stage 2 engagement. We will listen to feedback on the draft OCP and report back on how it influenced the document. *IAP2 level: Consult*	Input on subsequent draft policies and other aspects of the OCP. Input incorporated into the OCP where feasible. Report outlining what feedback was received and how it was incorporated.
Stage 4 — Draft bylaw public review	(Phase 4 of workplan - Winter 2027–28)	We will consult the community regarding the finalized draft OCP. We will listen to feedback on the draft bylaws and changes may be made prior to bylaw readings following the community review period. Any changes will be reported back to the community. *IAP2 level: Consult*	Input on final draft policies and other aspects of the OCP. Input incorporated into the OCP where feasible. Report outlining what feedback was received and how it was incorporated.
Stage 5 — Public Hearing and adoption	(Phase 5-6 of workplan Winter/Spring–Summer 2028)	We will inform you of the final drafts and how to make submissions to the SS LTC during the bylaw adoption process. *IAP2 levels: Inform and Consult*	Final input from the community on finished bylaws. Input incorporated into the bylaws where feasible. Report outlining what feedback was received and how it was incorporated.

Appendix A: Principles and Methods of Islands Trust Communications and Engagement

Balanced and Equitable Participation

Residents who participate regularly in planning processes bring deep knowledge of the island's ecosystems and history, and that knowledge is genuinely valuable to this review. At the same time, experience from earlier engagement shows that other perspectives are underrepresented in traditional formats: working residents, renters, young families, employers, and people directly affected by the shortage of attainable housing are less likely to attend public meetings, and their voices can be difficult to hear in formats that reward availability and comfort with public speaking.

Islands Trust (and this Plan) responds in seven ways:

- Format design. The Town Hall uses facilitated topic stations, comment cards, and one-on-one conversations with staff rather than an open-microphone format alone, so that participation does not depend on willingness to speak in front of a room
- Going to people, not waiting for them. Market pop-ups, ferry terminal and grocery store intercepts, and a short mobile-friendly survey reach people in the flow of daily life
- Direct invitation. Topic-based small group sessions are built around specific invitations — the attainable housing session, for example, will directly invite renters, seniors groups, employers, employees, and housing providers
- Explicit invitation. Awareness materials, including the household mailer, will include naming renters, working residents, young people, employers, and newcomers as well as the public in general as people we want to hear from
- A household mailer delivered to every Salt Spring Island address ensures awareness does not depend on existing networks, subscriber lists, or social media
- Voluntary demographic questions in surveys track who is being reached, What We Heard reports will state plainly who participated and who may be underrepresented, and staff and the PAPC will review participation patterns between rounds and adjust methods accordingly
- Equal weight, not equal frequency: Islands Trust places equal value on all perspectives received. Higher volumes of input from well-organized networks do not carry greater weight, and quieter voices reached through targeted methods are not discounted for arriving in smaller numbers. What We Heard reports will note where input appears coordinated or repetitive, without dismissing it.

Engagement and Communication Methods

Islands Trust (and this Plan will) employs many methods of engagement and communication:

- **Town Halls:** An in-person engagement round, using a facilitated stations format with display boards for each of the four policy priorities, comment cards, an on-site survey option (using rented iPads), and staff and trustees available for one-on-one conversation
- **Household mailer:** A plain-language mailer delivered by Canada Post Neighbourhood Mail to every Salt Spring Island with information such as a QR code to the project webpage,

survey dates, event dates, and instructions for requesting a paper survey related to draft versions of the OCP.

- **Online engagement:** An online survey open for four to six weeks. Likely to be used for the first engagement process and then again after draft OCP is ready, designed to be completed on a phone or computer in under 15 minutes, with open-ended questions and voluntary demographic questions; an interactive mapping activity where budget allows; a dedicated project email for written submissions; and a continuously updated project webpage. All online engagement will be available in a paper format. Paper surveys and summary documents at the library, community centres, and the Islands Trust office, and by request.
- **Market and community presence:** Staffed pop-ups at the Salt Spring Saturday Market (in season) and winter community markets and events.
- **Topic-based small group sessions.** Facilitated sessions of roughly 10 to 25 people on specific topics, for example, attainable housing; growth and infrastructure alignment; and environmental stewardship and climate each with direct invitations to the interested and affected parties closest to that topic, alongside an open sign-up option.
- **Participation supports.** Refreshments at Town Halls and topic sessions, scheduling across mornings, evenings, and weekends, step-free venues, and assistance for participants with communication or mobility differences, so that taking part does not cost people money or opportunity.
- **Drop-in open house.** a drop-in (not presentation) format where community members review display boards, including a clear what's-changed summary, and speak with staff one-on-one.
- **Subscriber Notices:** Subscriber notices are planned at each key interval; each notice is concise, plain-language, and links directly to the relevant opportunity or document
- **What We Heard Reports:** Every round of engagement that gathers community input closes with a published What We Heard report, organized by theme, presenting the full range of perspectives received. Each report will state who participated, who may have been underrepresented, what the findings will be used for, and where the process had limitations. Public submissions will be published to the project webpage, subject to privacy restrictions; content that violates the BC Human Rights Code will be redacted, with the redaction noted. At the close of the project, a final What We Heard and What We Did summary will explain how community input shaped the adopted bylaws, including where community priorities were and were not reflected in the final decision, and why.

Appendix B: 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 Salt Spring OCP and LUB.

Islands Trust Policy Statement: The Islands Trust Policy Statement is undergoing a renewal process of its own. 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 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 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 completed an Active Transportation Network Plan for the Island. The renewed OCP should facilitate or complement the actions proposed in that plan.

Numerous other documents from both government and non-government sources may also be considered.

Appendix C: Plan Language Description

The following is a plain-language description of the project for use across all communications to ensure consistency and to provide a common understanding of what the project entails:

The OCP–LUB Update Project is a comprehensive review of Salt Spring Island's Official Community Plan and Land Use Bylaw — the documents that guide how the island develops and changes. Working with the community, First Nations, and partner agencies, the project will renew this planning framework to reflect current needs around housing, infrastructure, reconciliation, the environment, and other policy areas while meeting current legislative requirements.

1. Priority Amendment Areas

Priority 1 — statutory content triggered when the OCP is amended or replaced:

- Twenty-year housing statements and map designations (LGA s. 473(1)(a)) informed by the 2025 HNA; retire/recast the B.2.1.2.1 growth cap.
- Housing policies for every class of need (s. 473.1(4)): add shelters/homelessness, family housing, and housing near active-transportation/transit; refresh affordable/rental/special-needs/seniors.
- Updated GHG targets, policies and actions (s. 473(3)): replace expired A.6.1.7 targets; align to CleanBC; add baseline, inventory and monitoring.
- First Nations & reconciliation: territorial acknowledgement, co-management/engagement framework, chance-find and archaeological protocols, harvesting-area protection — aligned to draft Policy Statement Goals 1–2.

Priority 2 — compliance with Policy Statement and keeping current other documents:

- Draft Policy Statement directive alignment: hazard/sea-level-rise/wildfire policies, density-suitable locations, STR policy, marine nearshore ecosystems, saltwater intrusion.
- Water Sustainability Act: correct C.3.3.2.7 (groundwater licensing already enacted for non-domestic use) and B.6.2.2.27 (agricultural water priority under WSA); retire Water Act references.
- DPA 7 riparian basis predates the 2019 Riparian Areas Protection Regulation.
- Hazard DPA coverage (wildfire, coastal flood) nonexistent and LUB floodplain rules lacking sea-level-rise allowance.
- Bill 46 amenity cost charges / DCCs: OCP relies on negotiated amenity zoning (H.3) with a 40-unit cap; consider enabling a formula-based ACC approach.

Priority 3 — usability, structure, performance and best practice:

- Restructure into a single volume with dedicated Housing, Environment, and Climate sections; unify definitions; add visual aids; simplify numbering; plain, directive language (shall/should/may).
- Plan monitoring and accountability: success metrics and a monitoring methodology (operationalize D.8); criteria for amending environmental bylaws.
- Local area plans for Ganges and Fulford, including pedestrian networks.
- Need more current data (2008 water tables/maps, 2007 energy baseline); ensure objectives are backed by actionable policies; move regulatory detail (e.g. B.5.1.2.2) to the LUB.

2. Gap Tables

Status colour: red = gap, amber = partial/at-risk, green = meets/exempt.

Table 1 — Legislative Compliance (Local Government Act & Provincial Statutes)

Requirement	Status	Gap and Recommended Action (source)	Priority
s. 473(1)(a) — residential statements/designations for ≥20 years	Gap	No quantified housing statement; B.2.2.2.1 only commits to initiating an assessment, and B.2.1.2.1 caps growth at 2008 zoned capacity. Draft residential objectives/designations for location, amount, type and density to 2046, informed by the HNA (Table 3). Move growth-management framing to a Land Use & Settlement section so it does not conflict with the housing statement.	1
s. 473.1(2) — consider the most recent HNR and its data when amending the OCP	Gap	Record how the 2025 HNA informed designations/policies, including where local evidence (RV dwellers, point-in-time homelessness counts) justifies departing from provincially apportioned figures the report itself flags as limited for rural islands if appropriate.	1
s. 473.1(4) — housing policies for each class of need	Partial	Present: affordable, rental, special needs, seniors. Missing: shelters/homelessness (word 'homeless' absent; HNA allocates ~57 units), family housing, and housing near walking/cycling/transit. Add explicit policies for each; consolidate into a dedicated Housing section.	1
s. 473(2) — affordable/rental/special-needs policies	Meets (dated)	Detailed but fragmented across land-use sections and framed as an exception to density limits rather than a core objective. Consolidate and reframe; complete the B.2.2.2.2 target-setting never done; align to Homes for Islanders and the IT Housing Strategic Action Plan and others as appropriate.	2
s. 473(3) — GHG targets, policies and actions	Present but expired	A.6.1.7 targets (15%/2015, 40%/2020, 85%/2050 on 2007 base) are expired/need to be updated and never monitored; some measures (e.g., mandatory building energy requirements) are now constrained by the Building Act. Adopt CleanBC-aligned targets (40%/2030, 60%/2040, 80%/2050) or retain 85%/2050, with a current baseline, inventory cycle, monitoring, and incentive-based (not mandatory-code) measures. Update A.6.2.20.	1
s. 473(1)(d) — hazard / environmentally sensitive restrictions	Partial	Only slope/erosion restricted (DPA 6). No wildfire or coastal-flood/SLR restriction despite A.7.2.8/A.7.2.7 commitments. Designate wildfire and coastal hazard DPAs with current mapping; cross-reference draft PS 3.4.6/3.5.10/3.5.20.	1/2
s. 473(1)(c),(b),(e),(f) — sand/gravel, land use, servicing phasing, public facilities	Meets (old data)	Compliant; embedded 2008 data (NSSWD Tables 1–2, Maps 2–8) is out of date. Verify Map 14a; update data as appropriate.	3
Riparian Areas Protection Act / 2019 Regulation (DPA 7)	Gap (needs update)	DPA 7 cites the repealed Fish Protection Act and pre-2019 Riparian Areas Regulation. Re-anchor to RAPR (2019) methodology, terminology and QEP reporting.	2

Requirement	Status	Gap and Recommended Action (source)	Priority
Water Sustainability Act (2016)	Gap (needs update)	C.3.3.2.7 still urges the Ministry to create groundwater licensing that the WSA already enacted for non-domestic use; B.6.2.2.27 advocacy on agricultural water is superseded by WSA priority rules; general Water Act references outdated. Update these policies; integrate groundwater licensing and aquifer mapping.	2
Bill 46 (2023) — Amenity Cost Charges / DCCs	Gap (unused tools)	OCP does not mention ACC/DCC; density bonusing runs through negotiated amenity zoning (H.3) with a 40-unit cap (H.3.1.3). May want to add OCP policy enabling a formula-based ACC bylaw for the trust area, reducing case-by-case negotiation.	3
Bill 16 (2024) — inclusionary zoning, tenant protection	Gap (unused tools)	Inclusionary policy B.2.2.2.6 ('should require') predates and is weaker than the new express powers. Add OCP basis for inclusionary zoning and tenant protection if appropriate.	3
Short-Term Rental Accommodations Act (2024)	Partial	LUB prohibits STVRs in residential areas and regulates B&Bs; OCP is silent. Add plan-level STR policy with impact-assessment and monitoring (draft PS 3.4.16).	2
Islands Trust Act s. 15(4) — consistency with Policy Statement	Partial	Consistent with the 1994 Policy Statement; the draft 2025 Policy Statement (Bylaw 183) adds directives the current plan does not address (Table 2). Draft the new OCP against the draft PS, track through remaining readings, and consult the PS Amendment Project team on adoption sequencing.	1
SSMUH (LGA ss. 481.3–481.6; Bills 44/25)	Exempt	Local trust areas are exempt from the 3–6 unit upzoning.	n/a

Table 2 — Draft Policy Statement (Bylaw No. 183): Directive Policies Requiring OCP Attention

Directives the OCP already substantially meets are omitted.

Directive	Status	Gap and Recommended Action (source)	Priority
3.1.1 Engage Indigenous Governing Bodies on all OCP bylaws; record at submission	Process gap	Build Interest Framework work into the project plan; produce a distinct, substantive engagement record.	1
3.2.1–3.2.3 / 3.5.18 Minimize impacts to cultural heritage, marine & land harvesting areas; protect middens/foreshore	Gap	OCP A.8 addresses archaeology in past-tense 2008 language; 'midden' absent; no harvesting-area or chance-find policy. Add present-tense recognition of continuing Coast Salish relationships; add chance-find and Archaeological Overview Assessment protocols requiring work stoppage and FN collaboration; add harvesting-area and midden/foreshore protection as possible/appropriate.	1
Territorial acknowledgement &	Gap	Vision statement lacks territorial/relational land acknowledgement specific to the Nations sharing SSI territory	1

Directive	Status	Gap and Recommended Action (source)	Priority
co-management (A.3 Vision; PS Goal 1)		and gives no indication of future co-management/collaboration. Add acknowledgement and a reconciliation/collaboration framework (IRAP, etc.)	
3.4.6 / 3.5.10 / 3.5.20 Hazard areas, wildfire, sea-level-rise setbacks	Gap	Only slope/erosion restricted; no SLR or wildfire policy; LUB coastal setbacks (15 m; 1.5 m above natural boundary) carry no SLR/storm-surge allowance or coastal FCL. New hazard DPAs + LUB s. 4.4 amendments planning for ~1 m SLR by 2100. Additional technical information/BG studies needed, may be a budget/LTC/timeline question if included in this phase of the project.	1
3.4.11 Identify suitable locations for increased density (attainable housing)	Gap/Conflict	B.2.1.2.1 works against this. Designate density-suitable locations (Ganges, other villages, serviced areas where water permits) using freshwater directives 3.5.1–3.5.2 as the screening filter as appropriate or updated via freshwater studies.	1
3.4.12 / 3.4.13 Housing diversity; clustered small dwellings	Partial	LUB restricts suites to Schedule I + ALR with owner/manager occupancy (90 m^2), cottages to 56 m^2 seasonal / limited full-time rental; island-wide ADU enablement (Bylaw 537) has no OCP footing or water ground truthing. Add OCP policies supporting suites/ADUs island-wide(?) or in village designations subject to water/septic evidence, small-home clusters, and tiny/manufactured homes.	1
3.3.2–3.3.6 Sensitive ecosystems, coastal oak/prairie, marine nearshore	Partial	ESA mapping (Maps 9a/9b) predates current SEI typology; eelgrass/kelp/forage-fish and coastal oak barely mentioned. Refresh mapping and DPA 3/4 guidelines; add nearshore and moorage policies. May require additional technical studies.	2
3.3.9 Dark sky / light pollution	Gap	Absent from OCP and LUB. Low-cost addition to DPA form-and-character guidelines.	3
3.5.4 Saltwater intrusion	Gap	Absent despite coastal-aquifer dependence. Add mapping (provincial observation-well data + freshwater project) and a restriction policy. Will need freshwater data/study.	2
3.5.21 / 3.5.25 Soft shorelines (Green Shores); dock cumulative effects	Partial	One Green Shores reference; no cumulative-effects lens on docks. Embed soft-shoreline hierarchy in DPA 3; add cumulative-effects and cultural-significance limits, review LUB for conformity.	2

Table 3 — 2025 Housing Needs Assessment

Apportioned from CRD data; s. 473.1(2) requires consideration, not adoption — plan against the components while documenting where local evidence (which mostly suggests need is understated) justifies departure.

HNA Component / Class	Scale	OCP Response Required
Extreme core housing need (renters paying 50%+)	≈120 units	Deep-affordability policies: non-market rental, housing agreements, application prioritization, partnerships with BC Housing/CRD/non-profits.

HNA Component / Class	Scale	OCP Response Required
Homelessness (share of regional PEH)	≈57 units	New policy territory: shelter/supportive housing as supported uses in appropriate designations. Local counts (129 in 2025; 165 in 2023) suggest the figure is conservative.
Suppressed household formation	≈384 units	Smaller/attainable forms: suites, ADUs, clustered small dwellings, family rentals — the classes OCP and LUB restrict currently.
Anticipated household growth	≈1,948 units	Core s. 473(1)(a) designation exercise. HNA alternate projection (11,400 → 13,783 by 2041, +21%) is the more locally grounded reference; B.2.1.2.1's cap may need to be revised.
Healthy vacancy adjustment	≈16 units	Rental supply policies; low figure reflects assumed provincial-average vacancy — document local rental evidence to make this stronger.
Class: seniors (65+ → ≈4,375)	structural	Extend strong existing seniors policies to aging-in-place, accessible/adaptable design, supportive forms near services.
Class: families (+29% working-age)	structural	Add family housing policies: unit mix, ground-oriented rental, proximity to school/childcare.
Class: housing near active transport/transit	structural	Frame village-directed growth as this class; tie to pathway/transit policies in Part C.2 and Ganges/Fulford local area planning.

3. Document Structure and Usability

- Consolidate the two volumes into a single document; unify the definitions currently split between V1 and V2.
- Create dedicated Housing, Environment & Sustainability, and Climate sections so related objectives and policies are no longer fragmented across land-use sections.
- Use clear, directive language (shall/should/may) and replace vague terms (e.g., 'large' new development in A.7.2.2) with defined thresholds.
- Ensure objectives are backed by actionable policies — flagged examples include B.2.1.1.1–B.2.1.1.3 (housing-mix objectives without supporting policy), B.4.1 (community/institutional and sand-and-gravel objectives without policy), and B.2.2 generally.
- Move regulatory-style content to the LUB — e.g., B.5.1.2.2 village density/design standards read as zoning, not plan policy.
- Consolidate the 27 'Island Environment' policies into thematic groups; rename descriptive sections ('The Island Environment') to directive ones ('Environmental Protection & Stewardship').
- Simplify or supplement the numbering system with clearer headings/summaries and visual aids (e.g., a map in A.1); reduce concept duplication across sections.
- Update A.3 Vision so aging population is framed as a priority/emerging need rather than a problem; add guiding principles.
- Reword A.4.3 'Limits to Growth' as growth management/capacity and relocate to Land Use & Settlement.
- Review and consolidate the multiple aquatic/marine designations; clarify that the shoreline DPA applies to Crown foreshore only where a private party holds tenure if appropriate.

4. Implementation, Monitoring and Local Plans

- Adopt success metrics and a monitoring methodology so plan effectiveness can be measured and reported — operationalizing OCP D.8 rather than leaving it aspirational.
- Establish clear criteria/provisions for what is required to amend environmental protection bylaws — currently absent.
- Prepare local area plans for Ganges and Fulford, including pedestrian/active-transportation networks, to give the village-directed growth strategy spatial substance.
- Tie housing policy to a set 5-year HNR update cycle (next regular HNR due Dec 31, 2028) and align with Homes for Islanders and the IT Housing Strategic Action Plan.
- Replace the outdated 2007 background data (B.2.1 background note: ~8,150 potential units, ~17,000 eventual population) with current figures or remove if unnecessary.

5. Sequencing and Approvals

- Policy Statement timing: Bylaw 183 could be adopted before the new OCP. Draft against the 2025 draft now unless the Policy Statement project is stalled.
- HNR cycle: build housing numbers into a schedule/referenced report so the 2028 update need not reopen the whole plan; adopt monitoring indicators.
- Water as the organizing constraint: the freshwater directives legitimize water-based density limits but require evidence (demand/supply, intrusion mapping); invest in the freshwater evidence base ASAP.
- Ensure hazard/SLR/wildfire, 20-year housing statements and classes, IGB engagement record, current GHG targets are included, noted, etc. as they will be critical for approval by EC and the ministry.

Attachment 5

Salt Spring Island

Official Community Plan & Land Use Bylaw Update

Technical Background Documents Review

Consolidated review of technical and policy background documents supporting OCP policy development

Version 2 - July 2026

1. INTRODUCTION AND PURPOSE

The Salt Spring Island Local Trust Committee (LTC) is undertaking a comprehensive review and update of the Salt Spring Island Official Community Plan (OCP) and Land Use Bylaw (LUB). The update is a policy and regulatory exercise organised around four review lenses established in the Project Charter: housing, growth and infrastructure alignment, reconciliation, and environmental stewardship.

This report consolidates the technical and policy background documents assembled for the project into a single reviewed record. For each document it provides a plain-language overview of contents and main points, and sets out how the document may contribute to OCP policy development. It is intended to give the project team, the LTC, and the Planning Advisory and Planning Commission (PAPC) a common technical base as drafting of the OCP policy framework begins in the fall of 2026.

Method

Each document was read for its purpose, principal findings, and the land-use levers it implies. Documents were then assessed against the four review lenses and against the two internal scoping documents that frame the update: the OCP Gap Analysis (legislative-compliance and Policy Statement gap tables) and the Required Background Studies memo (the tiered data and study needs). The consolidated policy-contribution table describes the findings and how they related to OCP policy initiatives.

A note on the review lenses

Salt Spring's defining planning reality is that housing, water, climate, hazards, and reconciliation are *interdependent*. Freshwater capacity governs where housing can go, clustered housing is simultaneously a housing tool and an ecosystem-protection tool, and wildfire and sea-level-rise mapping serve both hazard policy and growth direction. Several reviewed documents therefore appear under more than one lens/section of this document. Where a document is primarily relevant to one lens, it is reviewed there and cross-referenced from the others.

2. DOCUMENTS REVIEWED

The table below lists all documents in the consolidated review.

Document	Date	Author / Origin
Salt Spring Island Watershed Protection Plan	2023	Capital Regional District, Islands Trust, and North Salt Spring Waterworks District
Salt Spring Island Area Farm Plan Renewal 2020–2030	2020	SSI Agricultural Alliance
Islands Trust Housing Needs Assessment	2025	Islands Trust
Homes for Islanders: Integrated Housing Solutions Framework	2023	Salt Spring Solutions
Islands Trust Housing Options Toolkit	2023	Islands Trust
Salt Spring Island Climate Action Plan 2.0 (CAP 2.0)	2021	Transition Salt Spring
Short-Term Rentals Impacts Report	2025	Southern Gulf Islands Tourism Partnership
Common Ground: Consensus for the Future	2025	Transition Salt Spring
Community Wildfire Resiliency Plan (SSI Electoral Area)	2023	Capital Regional District
Salt Spring Island Complete Communities Assessment	2025	SSI Local Trust Committee
Community Affordable Housing Strategy (CAHS) Action Plan	2011	Capital Regional District/SSI LTC
Draft Islands Trust Policy Statement (Bylaw No. 183)	2025	Islands Trust

Two further internal documents frame this review: the *OCP Gap Analysis* and the *Required Background Studies* document. The Project Charter, Workplan, and Business Case provide the review lenses, timeline, and resourcing information.

3. HOUSING

The housing lens is the statutory/legislative heart of the update. Amending the OCP triggers Local Government Act requirements for a 20-year housing statement and map designations (s. 473(1)(a)), housing policies for every class of need (s. 473.1(4)), and consideration of the Housing Needs Assessment (s. 473.1(2)). The current OCP has no quantified housing statement and caps growth at 2008 zoned capacity (Policy B.2.1.2.1) — in direct tension with these requirements and with draft Policy Statement 3.4.11. The documents below supply the figures, housing forms, and the delivery approach the housing section will draw on.

Islands Trust Housing Needs Assessment (2025)

OVERVIEW

Prepared by Urbanics Consultants Ltd. using the Province's 2024 methodology, the HNA assesses current housing deficits and projects need to 2041 across the Islands Trust areas (excluding Bowen). For Salt Spring it projects a need of 821 units over five years and 2,525 units over twenty years — approximately 40% of the total projected need across all study areas. Need is built from six components: extreme core housing need, homelessness, suppressed household formation, anticipated growth, a healthy-vacancy adjustment, and a provincial demand buffer (the buffer does not apply to Trust areas).

MAIN POINTS

- Anticipated growth is by far the largest component; the balance is deficit-driven (extreme core housing need ≈120 units, homelessness ≈57 units, suppressed formation ≈384 units over 20 years for Salt Spring).
- The report flags that regional apportionment may not capture individual-island realities and offers a more fine-grained alternate demographic projection in Section 4 (population 11,400 → 13,783 by 2041, roughly +21%).
- It assumes a provincial-average rental vacancy rate, which local evidence suggests understates true need on Salt Spring.

CONTRIBUTION TO OCP POLICY

The HNA is the evidentiary basis for the s. 473(1)(a) 20-year housing statement and for revisiting the B.2.1.2.1 growth cap. Because s. 473.1(2) requires consideration rather than adoption, the OCP can plan against the HNA components while documenting where local evidence justifies departure. The Required Background Studies document notes a need for local housing evidence (rental inventory, true vacancy rate, informal stock) in order to depart from the HNA in order to better reflect Salt Springs actual needs.

Homes for Islanders: Integrated Housing Solutions Framework (2023)

OVERVIEW

Prepared by Salt Spring Solutions, this community-driven framework connects housing solutions explicitly with environmental protection, climate action, and water preservation. Its central diagnosis is that decades of housing studies have gone unimplemented because of siloed governance, inadequate resourcing, and insufficient engagement. It proposes five interconnected strategies, with compact clustered development and the Ganges water constraint as recurring threads.

MAIN POINTS

- Strategy 1 — a resourced, CRD-led local housing entity and implementation-focused strategy, to break the pattern of unimplemented plans.

- Strategy 3 — preserve rural areas and nature through clustered housing (cap detached-home size; covenant-based affordability and land protection; homeplate/conservation-community zoning).
- Strategy 4 — "ready Ganges Village for more housing": address the water moratorium, prioritise sewer capacity for non-market/multi-unit housing, plan for sea-level rise, and engage First Nations.
- Accessory dwellings "in the right places" aligned to water availability, with clear ADU/short-term-rental distinctions and a business-licensing system for STRs.

CONTRIBUTION TO OCP POLICY

Homes for Islanders is a useful bridge document between the housing and environmental lenses and provides a made-on-Salt-Spring rationale for village-directed, clustered, covenant-secured housing and for treating water as the organising constraint. Its clustered-housing and home sizing mechanisms feed directly into the density and conservation policies catalogued in the Housing Options Toolkit, and its implementation critique should inform the monitoring/accountability need identified in the Gap Analysis document.

Islands Trust Housing Options Toolkit (2024)

OVERVIEW

Prepared by the Islands Trust Regional Planning Committee, the Toolkit is a practical implementation guide grounded in what Local Trust Committees can actually do under the Islands Trust Act. It organises housing measures by form and mechanism rather than by strategy, and includes an annotated bibliography synthesising three decades of Trust housing reports which reinforces the implementation-gap theme from Homes for Islanders.

MAIN POINTS (MENU OF REGULATORY TOOLS)

- Form and use: secondary suites; detached ADUs/cottages; alternative dwellings (tiny homes, yurts); single-family variations (duplex, rooming/boarding, flex); small-scale multi-unit and multi-family; unit-based zoning; conversion/adaptive reuse.
- Density: multi-family and subdivision density bonuses; conservation density bonus zoning; ecovillage zoning; eco-density bonus; general upzoning where build-out analysis shows a shortfall.
- Size, siting and tenure: floor-area/footprint caps; reduced setbacks and parking; mixed-use; residential rental tenure zoning; strata subdivision of ADUs; removing owner-occupancy restrictions.
- Workforce, seniors and agricultural housing; and transfer of development rights away from sensitive/recharge areas.

CONTRIBUTION TO OCP POLICY

The Toolkit provides an options list for the housing section and for the LUB amendments that follow. It maps onto the Policy Statement housing directives and gives concrete regulatory language for the classes the OCP and LUB currently restrict or do not explicitly support. Conservation-density and ecovillage zoning are the tools that let the housing and ecosystem lenses advance together though may be difficult to implement successfully, and residential rental tenure zoning and transfer of development rights (TDR) respond to specific Gap Analysis items.

Community Affordable Housing Strategy (CAHS) Action Plan (2011)

OVERVIEW

The 2011 CAHS set out 18 action plans across three areas — community-initiated affordable-housing proposals, Islands Trust regulatory changes, and tools/partnerships coordinated by a proposed housing

council. Its implementation depended on a housing council whose actions largely sat with the Islands Trust; as Homes for Islanders later documented, most actions were not implemented.

CONTRIBUTION TO OCP POLICY

The CAHS is included chiefly as historical context. Its goals (address the most urgent needs, support vulnerable populations, secure long-term affordability, build understanding and support) remain relevant, and its regulatory action list contains many aspects of the Toolkit described earlier. Its principal lesson for the OCP is structural: affordable-housing policy without a resourced, accountable delivery mechanism does not get implemented.

4. GROWTH AND INFRASTRUCTURE ALIGNMENT

This lens concerns matching development to the infrastructure — water, sewer, transportation, servicing — that must support it, and directing growth to locations that can carry it. On Salt Spring the primary constraint is freshwater; the shared conclusion across these documents is a village-centred (Ganges, Fulford, Vesuvius) growth pattern with density tied to demonstrated servicing capacity.

Complete Communities Assessment (2024)

OVERVIEW

A technical study guided by the BC Complete Communities Guide, this assessment evaluates the island against four "completeness" domains — housing, daily needs, transportation, and infrastructure — using geospatial mapping supplemented by a community survey and open houses. Its central output is a Master Integrated Scenario of village-centric growth, with a supporting Map Book.

MAIN POINTS

- Concentrating housing in Ganges, Fulford, and Vesuvius aligns development with existing/planned water, sewer, road, and transit infrastructure and prevents inefficient rural sprawl.
- The scenario integrates housing-infrastructure alignment, sustainable water management, active transportation, equitable amenity access, and environmental stewardship (development restrictions in recharge areas and high-resiliency watersheds).
- The Map Book identifies areas suitable for housing and gaps in transportation, infrastructure, and daily-needs access.

CONTRIBUTION TO OCP POLICY

The assessment supplies the spatial evidence and a defensible growth-pattern rationale for designating density-suitable locations given "spatial substance" through Ganges and Fulford local area plans. Its mapping complements the earlier McElhanney GIS maps (park proximity, DPAs/hazards, land-use designation, parcel density, bus routes) and pairs with the freshwater and servicing-capacity work that will confirm where the mapped "suitable" areas can actually be serviced.

Short-Term Rentals Impacts Report (2025)

OVERVIEW

Prepared by Third Space Planning for the Southern Gulf Islands Tourism Partnership, this report quantifies the scale and impacts of short-term rentals (STRs) on Salt Spring's accommodation and housing markets and the broader economy, and sets out regulatory considerations. It identified 448 STR units active during the May 2024–May 2025 reference year, 90% of them on residential lots, and estimated that STR activity removed

about 150 potential homes (≈16% of the island's rental stock, 2.5% of total housing) in a market with a sub-1% vacancy rate.

MAIN POINTS

- Residential STRs make up roughly half the island's fixed-roof accommodation market and generate significant tourism revenue, but compete with commercial accommodation and erode staff housing.
- Operating a dwelling as a year-round STR is 2–3.5× as profitable as long-term renting, driving conversion; STRs likely raise rents (an “educated best guess” of at least $100/month) and purchase prices.
- The current LUB permits STRs only as owner-occupied bed-and-breakfast home-based businesses and is more restrictive than the provincial principal-residence requirement (effective Nov 1, 2025); the report finds significant apparent non-compliance.
- Its headline recommendation: a clear bylaw, a business-licensing system, and proactive enforcement are all required together to achieve compliance and the island's goals.

CONTRIBUTION TO OCP POLICY

The OCP is currently silent on STRs; the Gap Analysis flags a plan-level STR policy (with impact assessment and monitoring) as a Policy Statement compliance item (draft PS 3.4.16). This report is the basis for that policy and for the OCP–LUB clarifications it recommends (defining “short-term rental,” reconsidering breakfast-based distinctions, clarifying principal-dwelling-unit and kitchen/separate-entrance provisions). It links the housing and growth lenses: STR conversion is both a housing-supply loss and an accommodation/economic question, and its Appendix B trade-off framework is useful for the conversation on tourism versus housing.

5. RECONCILIATION

Reconciliation is both a review lens and a statutory (DRIPA/Policy Statement) requirement. Draft Policy Statement 3.1.1 makes a documented record of engagement with Indigenous Governing Bodies (IGBs) a condition of OCP bylaw submission, and Goals 1 and 2 address advancing reconciliation and protecting Indigenous cultural heritage and culturally significant areas, sites, and species. The current OCP's Indigenous-related content is limited to archaeological references in dated, past-tense language, with no territorial acknowledgement, engagement framework, or harvesting-area protections (Gap Analysis Priority 1).

Draft Islands Trust Policy Statement (Bylaw No. 183, 2025) — reconciliation provisions

OVERVIEW

The draft Policy Statement is the Trust-wide policy document the OCP must be consistent with under Islands Trust Act s. 15(4). It opens with an Indigenous Inherent Rights Acknowledgment and dedicated Reconciliation and Cooperation guiding principles, and its first two goals are reconciliation-focused. Directive policy 3.1.1 requires engagement with IGBs and a record of that engagement at bylaw submission; advisory policies address engagement on discretionary decisions, “land back” opportunities (including as amenity contributions), information sharing, and respecting Indigenous data protocols. Goal 2 directs protection of cultural heritage, harvesting areas, middens, and foreshore.

CONTRIBUTION TO OCP POLICY

These provisions define what the OCP must contain to be approvable under the Islands Trust Act: a present-tense territorial acknowledgement specific to the Nations sharing Salt Spring territory, a reconciliation/collaboration framework, chance-find and Archaeological Overview Assessment protocols requiring work stoppage and collaboration, and harvesting-area/midden protections (directives 3.1.1, 3.2.1–3.2.3, 3.5.18). Much of this work sits with the project's First Nations Interests Framework and overarching policy should achieve the protective goals of each Nation.

Common Ground: Consensus for the Future (2025) — Indigenous proposals

Common Ground (also reviewed under the environmental lens) contains several directly related community proposals: consult Indigenous rightsholders on shoreline/mountain development (proposal 4), support Indigenous-led housing development (proposal 9), and shift the understanding of the relationship between territorial rightsholders and the land away from a settler-colonial “overlapping claims” frame toward living relationships and government-to-government (G2G) practice (proposal 12). These reinforce the Policy Statement direction and give community-voiced framing that the reconciliation policies and the First Nations Interests Framework can draw on while recognising they must be developed with the Nations, not authored on their behalf.

6. ENVIRONMENTAL STEWARDSHIP: CLIMATE, WATER, HAZARDS AND ECOSYSTEMS

This lens combines climate-change response, freshwater and watershed protection, natural-hazard management, and ecosystem/biodiversity integrity. It carries several statutory triggers — updated GHG targets, policies and actions (LGA s. 473(3), replacing the OCP's expired 2015/2020/2050 targets) and hazard restrictions (s. 473(1)(d)) — and a large set of Policy Statement directives (Goal 3 ecosystems; freshwater 3.5.1–3.5.4; hazards/wildfire/sea-level-rise 3.4.6/3.5.10/3.5.20). Freshwater is critical and is simultaneously an environmental value and the constraint that governs how much and where growth can occur.

Salt Spring Island Watershed Protection Plan (2023)

OVERVIEW

A multi-agency plan (2023–2032) jointly developed by the CRD, Islands Trust, and North Salt Spring Waterworks District, consolidating two decades of freshwater strategy into 19 actions across five categories (watershed and groundwater science, community water-use efficiency, drinking-water protection planning, and watershed governance). It emphasises data, integrated monitoring, agency coordination, and bringing water-availability information directly into land-use decisions.

MAIN POINTS RELEVANT TO THE OCP

- Action 13: integrate water availability and vulnerability into OCP policies and the LUB; guide density by groundwater and surface-water budget outcomes; protect recharge zones through development permit areas.
- Action 14: use the 17 groundwater sub-regions as the primary geographic units for water and land-use planning.
- Action 15: develop Salt Spring-specific proof-of-water requirements for subdivision and rezoning, accounting for climate projections and alternative sources (rainwater, cisterns, non-potable).
- Action 3 and related: update riparian and watershed mapping (DPA 4 and DPA 7), create climate-adaptation watershed-resilience maps including wildfire risk, and harmonise mapping across agencies; investigate density bonusing for lot clustering and required freshwater storage in new development.

CONTRIBUTION TO OCP POLICY

This plan is the policy anchor for making water the organising constraint of the housing and growth chapters. It supports a proof-of-water development-permit or policy approach, recharge-area protection, and density decisions tied to water budgets.

Salt Spring Island Area Farm Plan Renewal 2020–2030 (2020)

OVERVIEW

Prepared by Upland Agricultural Consulting through extensive community engagement, the Area Farm Plan (AFP) is a strategic framework linking agricultural viability, food security, climate response, and environmental stewardship to 2030. It notes that local production supplies under 10% of the island's food despite a large land base, that imported food accounts for roughly 40% of island GHG emissions, that farm viability is marginal (196 farms, median farm income $9,554, average farmer age 58.3), and that water availability and farmworker-housing shortages constrain expansion.

MAIN POINTS RELEVANT TO THE OCP

- Protect farmland: adopt “no net loss” of agricultural land (ALR and productive non-ALR) and no removal of prime agricultural land; align OCP and LUB agricultural wording.
- Recognise food-system infrastructure (food hub, abattoir, community composting) as essential community infrastructure deserving support; support land-matching to activate inactive farmland without new clearing.
- Address farmworker housing: make standard OCP/LUB provisions across zones where agriculture is permitted; investigate Temporary Use Permits outside the ALR; use covenants to keep it in farm use.
- Support regenerative and Indigenous agricultural practices, pollinator habitat, integrated on-farm water management, and agri-tourism within ALC rules.

CONTRIBUTION TO OCP POLICY

The AFP connects the environmental and housing lenses through farmland protection and farmworker housing. It supports an OCP no-net-loss agricultural-land policy, recognition of food infrastructure, and farmworker-housing provisions. Its climate framing (local food as climate action) links to CAP 2.0, and its water-management content links to the Watershed Protection Plan.

Salt Spring Island Climate Action Plan 2.0 (CAP 2.0) (2021)

OVERVIEW

Prepared by Transition Salt Spring Society, CAP 2.0 is a community-led climate emergency response with 250 recommended actions aimed at a 50% GHG reduction by 2030 alongside adaptation to impacts already underway (hotter, drier summers; a modelled 2026 drought of 18 days over 30°C and three months without rain). It was developed concurrently with, and integrated with, the Area Farm Plan, and stresses that imported food drives roughly 40% of island emissions.

MAIN POINTS RELEVANT TO THE OCP

- Rewrite the OCP land-use chapter with climate resilience as its organising principle.
- Land-use and settlement measures: village-centred density within walking distance of transit; transit-supportive subdivision; integrated land-use/transportation planning; agricultural and forest protection (carbon storage and fire management); water-availability mapping guiding development; sea-level-rise and wildfire considerations built into settlement decisions.
- Three prerequisites: break organisational silos; build better policy frameworks; provide adequate funding.

CONTRIBUTION TO OCP POLICY

CAP 2.0 is the primary source for the refreshed GHG targets, baseline, inventory, and monitoring the OCP now needs under LGA s. 473(3), and its “climate resilience as organising principle” recommendation may shape the structure of the land-use chapter. It requires a current community GHG baseline noted in the required background studies document so that any adopted targets are meaningful and trackable, and it aligns closely with the Complete Communities village-centred scenario and the Watershed Protection Plan.

CRD Community Wildfire Resiliency Plan — SSI Electoral Area

OVERVIEW

Prepared by the Capital Regional District, the Community Wildfire Resiliency Plan (CWRP) assesses wildfire risk in Salt Spring's wildland-urban interface (WUI) and makes 32 recommendations organised by the seven FireSmart disciplines (education; legislation and planning; development considerations; interagency cooperation; cross-training; emergency planning; vegetation management). Most residents live in the WUI; modelled risk on the public land base is generally moderate (with private-land risk assumed similar but

unmodelled), and risk is rising with climate change. Limited natural water sources and sparse hydrants compound protection challenges.

MAIN POINTS RELEVANT TO THE OCP

- The "Legislation and Planning" and "Development Considerations" disciplines are where the OCP and LUB can act — shaping development patterns, DPA guidelines, and FireSmart landscaping/access standards for the long term.
- Recommendations are advisory to the CRD, but several depend on local-government bylaw amendments.

CONTRIBUTION TO OCP POLICY

The current OCP restricts only slope/erosion hazards; there is no wildfire policy or DPA. The CWRP is the evidentiary basis for a wildfire-hazard Development Permit Area and FireSmart development standards. It should be read together with the natural-hazard assessment in the Required Background Studies memo, which bundles wildfire/interface mapping with coastal-flood and sea-level-rise mapping so a single assessment can serve all hazard DPAs.

Common Ground: Consensus for the Future (2025)

OVERVIEW

Common Ground is a set of 18 community proposals for the OCP–LUB update, each with a synopsis, full text, suggested OCP/LUB considerations, and best-practice references.

MAIN POINTS (PROPOSALS)

- Growth and housing: rezone Ganges for compact, climate-resilient, mixed-use growth (1); expand clustered housing / alternative housing forms (2); increase allowable building height to 4–6 storeys in appropriate growth areas (8); encourage tiny homes (11); prioritise water hookups for workforce housing (15); add a workforce-housing focus (16); revisit the definition of "affordable" to a household-income basis (13).
- Environment and climate: adjust zoning for climate impacts (3); shift to an ecosystem lens for land-use decisions (5); regulate boats/liveaboards in Ganges Harbour to protect eelgrass and Indigenous food sources (6); plan Ganges around sea-level rise (7); make food production a condition of building on agricultural land (18).
- Reconciliation: consult Indigenous rightsholders on shoreline/mountain development (4); support Indigenous-led housing (9); reframe the rightsholder–land relationship (12).
- Process and agriculture: plain-language rewrite of the OCP/LUB and Bylaw 355 (10); farmworker-housing flexibility on ALR (14); review and revive relevant previous studies (17).

CONTRIBUTION TO OCP POLICY

Common Ground is a list of community-endorsed policy directions rather than technical evidence. Several proposals are also qualified by the reviewer. It cuts across all four lenses and surfaces the tensions the LTC will have to resolve — height and density versus rural character, tiny homes versus the ecosystems lens, ALR development versus food security — and pairs each with best-practice references. It is a clear expression of community-voiced priorities to carry into the policy framework and targeted engagement.

7. COMMON FINDINGS

Water availability should lead land use considerations

Every lens converges on freshwater. The Watershed Protection Plan, Complete Communities, Homes for Islanders, and CAP 2.0 all tie the location and amount of growth to water capacity, and the Business Case and Required Background Studies memo place the Tier 1 freshwater/hydrogeological assessment on the critical path for the housing policy. The OCP should make water availability the screening filter for density-suitable locations.

Village-directed, clustered growth is the shared spatial model

Complete Communities' village-centric scenario, Homes for Islanders' clustered-housing strategy, the Housing Options Toolkit's homeplate/ecovillage tools, and CAP 2.0's village-centred density point to concentrated growth in Ganges, Fulford, and potentially Vesuvius, the protection of rural and sensitive land, and the development of local area plans where appropriate.

Implementation and monitoring have been historic failure points

The 2011 CAHS, Homes for Islanders, and the Housing Options Toolkit all document a history of unimplemented recommendations. This validates the Project Charter's monitoring/implementation-plan deliverable and the Gap Analysis Priority 3 call for success metrics and a monitoring methodology.

There are gaps in necessary information

The reviewed documents establish many needs, but key inputs still require various technical studies including freshwater/hydrogeology and natural-hazard mapping, GHG baseline, sensitive-ecosystem/marine mapping, local housing evidence, and servicing confirmation.

Reconciliation content must be co-developed, not summarised

The Policy Statement and Common Ground both point to reconciliation policies, but any actual substance will be discovered through the First Nations Interests Framework and related engagement.

8. OCP POLICY CONTRIBUTION

The table maps each reviewed document to the review lens(es) it informs, its primary contribution to OCP policy, and the related Gap Analysis priority or Required Background Study dependency. Abbreviations: H = Housing; G = Growth & Infrastructure; R = Reconciliation; E = Environmental Stewardship.

Document	Lens	Contribution to OCP policy	Related legislation, studies or gaps to address
Housing Needs Assessment (2025)	**H**	Evidentiary basis for the 20-year housing statement and designations; retire/revise the B.2.1.2.1 growth cap; plan against HNA classes.	LGA s. 473(1)(a), 473.1. May need local housing evidence to justify departures.
Homes for Islanders (2023)	**H, E, G**	Made-on-SSI rationale for village-directed, clustered, covenant-secured housing; water as the organising constraint; resourced delivery entity.	Gap Priority 3 (implementation/monitoring); links to freshwater work.
Housing Options Toolkit (2024)	**H, E**	Drafting list of housing forms, density, tenure and TDR tools; homeplate/ecovillage zoning unites housing and ecosystem goals.	PS 3.4.12/3.4.13; Bill 16 tenure powers.
Community Affordable Housing Strategy (2011)	**H**	Historical context; goals and regulatory action list; lesson that policy without a delivery mechanism fails.	Reinforces monitoring/implementation deliverable; Common Ground proposal 17.
Complete Communities Assessment (2024)	**G, E, H**	Spatial evidence and village-centric growth scenario; Map Book of housing-suitable areas and servicing gaps.	PS 3.4.11; village LAPs (Gap Priority 3); Freshwater and servicing information needed.
Short-Term Rentals Impacts Report (2025)	**G, H**	Evidence for a plan-level STR policy and OCP/LUB clarifications; STR conversion as housing-supply loss; trade-off framework.	PS 3.4.16; Gap Table 2 (STR policy); LUB definitions/enforcement.
Draft Policy Statement Bylaw 183 (2025)	**R, E, H, G**	Defines the consistency test for the OCP across all lenses; reconciliation, ecosystem, freshwater, hazard and housing directives.	Islands Trust Act s. 15(4)
Common Ground (2025)	**H, G, R, E**	Structured menu of community-endorsed policy directions across all lenses; surfaces key trade-offs with best-practice references.	Crosses many of the identified gap priorities.
Watershed Protection Plan (2023)	**E, G**	Policy anchor for water-as-constraint, proof-of-water, recharge protection, density tied to water budgets, mapping updates.	PS 3.5.1–3.5.4; freshwater study.
Area Farm Plan Renewal (2020)	**E, H**	No-net-loss farmland policy; food-infrastructure recognition; case-by-case farmworker housing; regenerative/Indigenous practices.	PS agriculture/ecosystem; Common Ground 14/18; links CAP 2.0.
Climate Action Plan 2.0 (2021)	**E, G**	Source for refreshed GHG targets, baseline and monitoring; climate resilience as the land-use chapter's organising principle.	LGA s. 473(3); Need to identify GHG baseline inventory.
Community Wildfire Resiliency Plan	**E, G**	Evidence for a wildfire-hazard DPA and FireSmart development standards.	LGA s. 473(1)(d); Need hazard assessment.

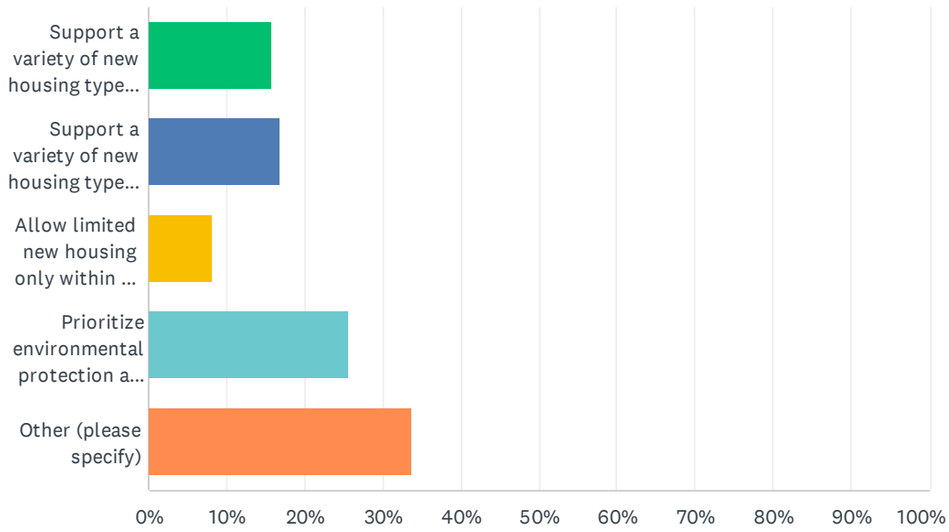
9. NEXT STEPS

- Budget for and commission the identified priority studies (freshwater/hydrogeology; consolidated natural-hazard mapping) ASAP.
- Draft the OCP short-term-rental policy from the STR Impacts Report and coordinate the accompanying LUB clarifications and business-licensing/enforcement approach.
- Budget for and continue work on the First Nations Interests Framework.
- Build the monitoring/implementation plan early.
- Draft OCP policy as possible, noting where further information is necessary, in order to solicit early and ongoing community feedback.

Attachment 6

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: 465 Skipped: 3



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.	15.70%	73
Support a variety of new housing types provided infrastructure and environmental protections are updated at the same time, as needed.	16.77%	78
Allow limited new housing only within the Village Designations (Fulford, Channel Ridge) where infrastructure and environmental impacts can be managed.	8.17%	38
Prioritize environmental protection and limiting growth, even if it means fewer housing options.	25.59%	119
Other (please specify)	33.76%	157
TOTAL		465

#	OTHER (PLEASE SPECIFY)	DATE
1	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.	10/24/2025 9:15 PM
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.	10/24/2025 8:50 PM
3	The existing OCP seems to find a good balance between affordable housing and protection of the environment - it directs new housing into village areas and along transit routes, while identifying several areas as not suitable (high elevation, sensitive ecosystems, unstable slopes, agricultural lands, etc). However, the definition of 'affordable' needs to be broadened, since the existing OCP was developed at a time when the availability of workforce housing was not an issue. Clustering of affordable housing in village areas and along transit routes is preferred, as it reduces reliance on the automobile, which is an added expense for those in need of affordable housing. Clustering near transit routes also enhances the viability of those transit routes, meaning improved service levels.	10/24/2025 8:05 PM
4	I support the plan developed by Transition Salt Spring "Common Ground Consensus for the Future" that was submitted to the LTC	10/24/2025 4:35 PM
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.	10/24/2025 4:34 PM
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	10/24/2025 3:48 PM

	“Common Ground Consensus for the Future,” which reflects community agreement, is aligned with the LTC’s priorities, and has been vetted by a planner.	
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.	10/24/2025 2:57 PM
8	This is a leading question. I don't agree we have to choose between the two. We have to take steps towards goals for both and all interests of a diverse Salt Spring population. 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.	10/24/2025 2:49 PM
9	Housing and the Environment are both crucial. In fact, without sufficient housing the environment is being damaged by increased fire hazards, inadequate sewage availability and all of the issues that are associated with illegal camping. Please see the report "Common Ground Consensus for the Future:.	10/24/2025 1:18 PM
10	Support a variety of housing type	10/24/2025 1:04 PM
11	Support a variety of housing types, while ensuring infrastructure and environmental protections - this doesn’t necessarily need to mean building more housing, but examining how to use what is already existing as well. Providing more housing doesn’t have to equate to building more. For example, many properties could support additional buildings/tiny homes etc but are inhibited by regulations - are there creative solutions to this?	10/24/2025 1:00 PM
12	Additional growth for non market housing only	10/24/2025 12:50 PM
13	Prioritize environmental protection and limiting growth along with prioritizing low cost housing.	10/24/2025 12:43 PM
14	It seems to me that all of these are too narrow in scope.	10/24/2025 11:15 AM
15	We already have zoning for 5000 more people. Prioritize the environment and this zoning quota before making additional changes to plan	10/24/2025 11:10 AM
16	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.	10/24/2025 9:27 AM
17	Prioritize environmental protection, limit growth to smaller, multi family housing options in Ganges area. Support affordable housing. Insist on rain water collection.	10/24/2025 8:13 AM
18	Allow housing near Ganges. Do not allow housing that will break down or not be able to be completed. Look more closely at quality of life for those in housing. Continue to protect the environment.	10/24/2025 8:02 AM
19	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.	10/24/2025 8:02 AM
20	Help legalize secondary suites for residents so they can be full time small dwellings	10/23/2025 11:57 PM
21	I support clustered housing and enabling new housing types primarily in the village nodes as presented in the "Homes for Islanders" report (2023) by Salt Spring Solutions and I support strategies #8,11,14,15 and 16 related to village rezoning and housing types in the “Common Ground Consensus for the Future,” Transition Salt Spring report presented to the SSI LTC.	10/23/2025 11:39 PM
22	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.	10/23/2025 10:48 PM
23	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.	10/23/2025 10:36 PM
24	One should never be given an ultimatum between affordable housing versus environmental protection. The two should go hand in hand. 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.	10/23/2025 10:02 PM
25	Cluster housing that provides green spaces and community gardens with best environmental practices for water and power conservation in any area. All population growth should respect the rural nature of SSI and support agriculture, transportation and community centers.	10/23/2025 9:39 PM
26	Limit development,only to support island workerd	10/23/2025 9:17 PM
27	In a protected area it is important to recognize that any new zoning for new housing is specifically designated for affordable housing, as described in our existing OCP, and because land values and cost of construction is so high only non-market housing offers the possibility of providing affordable and workforce housing. The OCP shou continue to recognize this.	10/23/2025 8:47 PM
28	Allow new housing in clustered notes, along with limited amenities that enable people to avoid having to drive to Ganges for all basic needs, provided that the housing is individually owned, uses local, natural, sustainable materials, and uses construction techniques that work with the environment and no against it.	10/23/2025 7:37 PM

29	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.	10/23/2025 6:09 PM
30	Prioritizing environmental protection was the reason for establishing the IT in the first place. It is the sole reason for this type of 3rd-level government, put in place for good reasons that only become more relevant as pressures to increase population and growth are endlessly pushed by specific development interests. The ITA is a nearly unique biodiversity hotspot that MUST be preserved & protected because it is irreplaceable. Increased growth may be appropriate in communities outside ITA where these unique ecological values are not found, but that's not here.	10/23/2025 5:10 PM
31	Affordable housing and environmental protection are both important. 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.	10/23/2025 11:44 AM
32	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.	10/23/2025 10:41 AM
33	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.	10/23/2025 12:04 AM
34	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.	10/22/2025 10:50 PM
35	I participated in the Common Ground Consensus for the Future process. I support the final document. Enviromental protection is the key to developing the balance of this question, while all of the options need be considered to develop the balance.	10/22/2025 9:24 PM
36	None of the above will result in a balance. We are already out of balance and the options given do not address this. For example, even with current protective "zoning" the Islands Trust is not enforcing its bylaws. Any further housing should meet measurable ecological targets(ie. water consumption, energy efficiency tied to established carrying capacity of this island.	10/22/2025 8:12 PM
37	Allow housing options such as tiny home and affordable homes based on income rather than market value. Keep environmental protections and minimize infrastructure by building mainly in villages and established limited areas for expansion.	10/22/2025 2:34 PM
38	please note: This requirement already exists under present OCP	10/22/2025 1:02 PM
39	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.	10/22/2025 12:32 PM
40	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.	10/22/2025 11:25 AM
41	This community must have 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	10/22/2025 10:22 AM
42	We want both affordable housing and environmental protection. Please see report 'Common Ground concensus for the future'.	10/22/2025 10:17 AM
43	Housing for families. Workforce housing. Co-ops. raise ceiling of apartment-style accommodation to 2 or 3 floors. This can be accomplished on an island this size in an environmentally sound manner.	10/22/2025 9:03 AM
44	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.	10/21/2025 10:54 PM
45	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.	10/21/2025 7:25 PM
46	I believe that it is possible to have a plan that supports both affordable housing and environmental protection. Such a plan has be set out after months of work with many individuals in the “Common Ground Consensus for the Future” report prepared by Transition Salt Spring.	10/21/2025 5:39 PM
47	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.	10/21/2025 4:11 PM

48	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.	10/21/2025 4:07 PM
49	Allow structures including housing where infrastructure and environmental where environmental impacts can be managed.	10/21/2025 3:42 PM
50	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.	10/21/2025 3:07 PM
51	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.	10/21/2025 1:55 PM
52	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.	10/21/2025 1:40 PM
53	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.	10/21/2025 1:24 PM
54	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. Besides that, the property price needs to be controlled.	10/21/2025 11:39 AM
55	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.	10/21/2025 10:37 AM
56	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	10/21/2025 6:47 AM
57	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.	10/21/2025 5:21 AM
58	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	10/20/2025 10:21 PM
59	We don't need to focus just on housing and low income or even affordable. Just the ability for the privet sector to build HOMES.	10/20/2025 5:54 PM
60	A range of new affordable housing options, relevant infrastructure upgrades, and environmental protection.	10/20/2025 4:25 PM
61	I think we can have both environmental protection and affordable housing. I've read and support the "Common Ground Consensus for the Future" document - it seems to strike a good balance	10/20/2025 2:56 PM
62	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.	10/20/2025 2:52 PM
63	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.	10/20/2025 12:36 PM
64	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	10/20/2025 11:15 AM

	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.	
65	I believe that we should invest in new infrastructure in the greater ganges villiage area, drake, wildwood, and Norton neighbourhoods. Prioritizing centralized communities with more low-rise condos and townhomes, geared towards young workers, families, and the aging community on SSI. This would allow environmental impacts to be managed in areas that are less sensitive and closer to amenities. I also support year-round secondary suites and detached secondary dwellings on properties over 2 acres, with tertiary dwellings permitted on rural properties over 7 acres. Tiny homes with kitchens and bathrooms should be considered and permitted as secondary dwellings	10/20/2025 10:58 AM
66	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.	10/20/2025 9:21 AM
67	Salt Spring needs affordable housing close to transit or areas where people work. It is possible to find a balance between affordable housing and environmental protection, and infrastructure support. Please consider the "Common Ground Consensus for the Future" prepared by Transition Salt Spring	10/20/2025 7:56 AM
68	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.	10/19/2025 11:55 PM
69	I agree with the last, but let face it, the options are terrible. Of course new varieties of housing is needed, not airbnbs and exclusive suites though. Higher buildings in the town centres, some type of easing of restrictions on tiny homes (oh wait, we got rid of the restrictions aka they are no longer enforced.)	10/19/2025 10:29 PM
70	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.	10/18/2025 3:50 PM
71	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.	10/18/2025 11:55 AM
72	Use a common sense approach that allows increased affordable housing close to Ganges using new technology ie water saving toilets and solar panels where appropriate to reduce impact on the environment	10/18/2025 9:14 AM
73	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.	10/18/2025 9:12 AM
74	The village option as long as it's not only Fulford and channel ridge (where there is no village? Are we creating a village there?!) ganges can go UP not out.	10/18/2025 9:10 AM
75	We need both affordable housing and environmental protection. The two are not mutually exclusive	10/17/2025 9:23 PM
76	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.	10/17/2025 9:21 PM
77	I don't think it has to be either /or. Many ideas came up at the Common Ground gathering worth considering.	10/17/2025 10:55 AM
78	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.	10/17/2025 9:41 AM
79	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	10/17/2025 7:47 AM
80	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.	10/17/2025 6:16 AM
81	I am sure that both affordable housing and environmental protection are possible. Consider the ideas set out in Common Ground Consensus for the Future.	10/16/2025 9:02 PM
82	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.	10/16/2025 8:37 PM
83	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	10/16/2025 6:50 PM

	“Common Ground Consensus for the Future,” which reflects community agreement, is aligned with the LTC’s priorities, and has been vetted by a planner.	
84	I do support both housing and environment. However, my support for new housing is primarly for affordable housing, workers housing, co-operative housing. I do not support open development anywhere and especially in Ganges Village. I would want strong environmental protection for any houseing.	10/16/2025 3:12 PM
85	A maximum footage on new housing builds. More development like Salt Spring Commons, they support local families and have the opportunity to support intergenerational living and community care.	10/16/2025 2:18 PM
86	Allow for more straight forward, easier and sensible subdivision options for bigger lands. Especially for generational farmers wanting to continue but need housing.	10/16/2025 11:50 AM
87	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.	10/16/2025 11:47 AM
88	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.	10/16/2025 10:10 AM
89	We need BOTH housing and environmental awareness; existing housing is horrifically sub-standard, people are living in unacceptable dilapidated situations. Climate change will require decisive actions as roads continue to corrode, trees die and fall, and extreme weather challenges livelihood and home	10/16/2025 9:45 AM
90	I think prioritizing environmental protection and limiting growth is important. In addition, protecting Foreshore is something that must be elevated in overall of protection.	10/16/2025 9:36 AM
91	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	10/16/2025 8:12 AM
92	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.	10/15/2025 10:11 PM
93	affordable housing for the elderly & young workers while protecting what is left of our precious natural wonders(air, water, land, forests, fauna) and which are the envy of the world!	10/15/2025 9:14 PM
94	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.	10/15/2025 8:31 PM
95	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.	10/15/2025 8:03 PM
96	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.	10/15/2025 7:40 PM
97	I support variety of new housing while ensuring the environment and rural, agricultural nature of the island is not lost. We should not allow ourselves to become an urban area or resort style community such as Whistler.	10/15/2025 9:47 AM
98	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.	10/14/2025 9:01 PM
99	I want to support new housing initiatives but think that Environmental Protection is a priority. That said, I'd like to see both occurring. Housing without bulldozing, housing that has strong covenents protecting the trees and especially Garry oak meadows. Also much further setbacks from the ocean unless on solid roack.	10/14/2025 6:01 PM
100	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.	10/14/2025 11:08 AM
101	In addition to allowing for increased density such as multi-unit buildings in Ganges Village (on higher ground to respond to sea level rise). Develop multi-unit housing that allows for residential over commercial space (pharmacies; medical offices; shops) which responds particularly well to seniors. Allow for the gentle densification of existing developed areas where roads; water infrastructure (ie. allow existing single family lots to be developed to 'houseplexes' with several individual units)	10/14/2025 10:59 AM
102	Nothing is on the table if there is insufficient water.	10/12/2025 5:34 PM
103	Affordable housing along with protecting the environment and preserving the health of natural	10/12/2025 2:23 PM

	ecosystems	
104	3-4 story Purpose-built rentals like Murakami Gardens or the unnamed apartment near the hospital could be build in and around Ganges for much needed affordable units. Finding housing providers with a good track record is key - both Community Services and Lookout Society have a track record of failing tenants and in many ways are acting like slum lords. This is more and more a problem with non-profit housing providers. This organizations need to be transparent and accountable if managing our much needed affordable housing stock, in a way that protects tenants from abuses.	10/12/2025 11:51 AM
105	i would like to see more laws limiting large seldom used dwellings, such as holiday homes, and encouragement/requirements to rent spaces in such existing large homes with few people in them. Also laws and encouragements to reduce the impact per person, such as compost toilets and gray water systems.	10/12/2025 9:55 AM
106	Tiny homes and trailers/5th wheels should ALWAYS BE allowed!	10/12/2025 12:49 AM
107	We want affordable and environmental housing. Pleased refer to Common Grounds census.	10/11/2025 8:34 AM
108	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.	10/11/2025 7:44 AM
109	Housing w/I Village Designations and include Vesuvius, Ganges and Fulford under that designation	10/10/2025 3:33 PM
110	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.	10/10/2025 3:13 PM
111	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.	10/10/2025 2:35 PM
112	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.	10/10/2025 10:15 AM
113	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.	10/10/2025 9:10 AM
114	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.	10/9/2025 9:50 PM
115	Curious that our choice of limited new housing - includes Channel Ridge .. why? The village designation is a smart concept for SSI in my mind - and concentrating densities and services in those villages -- but I am not in support of putting Channel Ridge in this frame UNLESS it is married with a restoration project and complete self sustaining services in solar and rain water. What a magnificent story that would be!! to see that piece of land - so severely impacted - given a chance to repair - with humans.	10/9/2025 9:43 AM
116	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	10/8/2025 8:17 PM
117	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.	10/8/2025 11:23 AM
118	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.	10/8/2025 9:04 AM
119	Salt Springers care deeply about BOTH affordability and the environment. We should not have to choose one over the other. A balanced and holistic approach that supports both is possible, and that is exactly what is outlined in The Common Ground Consensus for the Future. It reflects our shared community priorities, aligns with the LTC’s goals, and has been thoughtfully reviewed by planning professionals.	10/8/2025 7:11 AM
120	There's no reason we can't provide afordable housing while protecting the environment. The "Common Ground COnsenes for the Future" report details one way in which both aims can be achieved.protec	10/7/2025 5:46 PM
121	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 4:31 PM
122	Salt Springers want both affordable housing and environmental protection. For a holistic	10/7/2025 3:38 PM

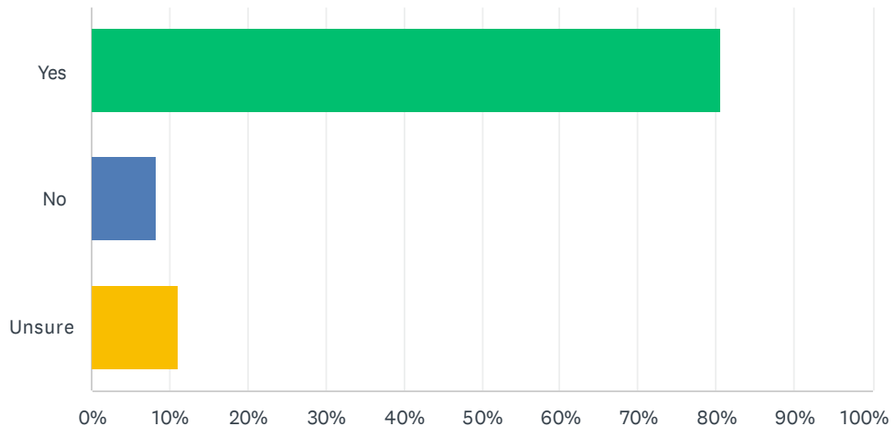
	approach that supports both, please look at the report to be submitted to the LTC titled “Common Ground Consensus for the Future,” which reflects community agreement, is aligned with the LTC’s priorities, and has been vetted by a planner.	
123	Salt Springers want both affordable housing and environmental 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 12:11 PM
124	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
125	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
126	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 10:13 AM
127	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
128	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
129	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
130	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
131	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
132	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
133	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
134	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
135	reliable affordable housing only, please	10/5/2025 11:55 AM
136	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
137	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
138	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
139	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,	10/1/2025 7:46 PM

	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.	
140	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
141	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
142	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
143	P	10/1/2025 10:33 AM
144	I support only affordable housing projects , run by not-for-profit associations .	10/1/2025 10:12 AM
145	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
146	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
147	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 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 11:58 AM
148	It is important to include active parks and trail creation and maintenance to the list of infrastructure	9/25/2025 2:16 PM
149	We only need affordable housing in Ganges Village and continued single family houses where currently allows.	9/25/2025 10:21 AM
150	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
151	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

152	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
153	Densification primarily in Ganges.	9/16/2025 3:51 PM
154	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
155	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
156	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
157	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: 461 Skipped: 7



ANSWER CHOICES	RESPONSES	
Yes	80.69%	372
No	8.24%	38
Unsure	11.06%	51
TOTAL		461

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: 434 Skipped: 34

#	RESPONSES	DATE
1	What I like the best are the limits to urban growth, building, and expansion. I also like the protections of nature in place to prevent unecessary building and deforestation.	10/24/2025 11:31 PM
2	peace and quiet, small town feel, just being on an island, the farming/ gardening community, the arts, parks/nature reserves, environmental awareness/consciousness, water access,	10/24/2025 11:05 PM
3	protection of freshwater sources. protection of rare ecosystems and old trees. the melting pot of artsy, nature, and agricultural communities. (small town positive vibes)	10/24/2025 10:24 PM
4	For me - A sense of this being an interconnected cooperative rural community is deeply important to me. A community that takes care of one another. A community thats respects its natural surroundings. Something like special takes years and years to build and is being destroyed right in front of my eyes. I beg of you - I've come to feel that tourism is tearing our community apart at the seams. Catering to those trying to maximize on their 'summer profits' do so at the expense of the rest of us. The race by a minority to capitalize on tourist dollars robs us of our town, our housing stock (for our friends and children who are trying to get by on a living wage), and our sense of community. Farm stands get robbed, crime increases, families leave. Im just sick over it. Honestly - it rips my heart out to watch. I feel like it's the single biggest factor in our communities destabilization. What I think could help us - Stop catering to the pressures of those looking to 'cash in' over those looking to live our daily lives. In terms of protections - Maintaining large lot sizes and protecting farmland provides built in limits on development and helps maintain the islands character. Allowing for secondary structures on larger lots could provide housing and income - so long as its long term rentals not short term. But less face it - very few will actually act of this given the cost to build these days. Cost is a pretty serious 'built in' restriction. That little detail seems to keep eluding those who are against modest increases in housing stock. I guess my last thought - if your business model can't survive year round without tourism - is it really a business that serves the community at all? Not every business deserves to succeed. I support businesses that serve the local community. Those simply committed to exploiting tourist dollars are taking something from us all. As a long time local - I feel robbed.	10/24/2025 10:13 PM
5	I appreciate our natural environment here on Salt Spring and want to protect that. Fortunately, I believe it is possible to protect our precious ecosystems while building affordable housing for our community members.	10/24/2025 9:15 PM
6	I appreciate that people on the island genuinely care about one another and are striving to live in respectful relationship with nature. I believe it’s essential to protect existing nature conservation areas while also expanding possibilities for low-footprint living. This could include clustered housing, co-ownership models, and other creative solutions that allow people to share resources and land responsibly. I would love to see a stronger focus on affordable, sustainable homes rather than the expansion of large villas.	10/24/2025 8:50 PM
7	The rural character. The small community.	10/24/2025 8:47 PM
8	The impact housing has on the environment should be the first consideration. Sure I'm for affordable housing but there has to be some sort of limit to all housing and development. The island can only handle so much	10/24/2025 8:31 PM
9	local businesses, parks and beaches	10/24/2025 8:27 PM
10	Ssi has a unique quality of life despite the interference of the island trust	10/24/2025 8:08 PM
11	Natural unspoiled environment (e.g. scenic vistas, hiking trails, beach accesses, forests and fields, protected areas) that are not overpowered by human development and structures, fresh air, quiet, diversity of community members who are supportive of each other (at least when the chips are down!), variety of recreational and cultural activities as well as retail and services available, compared to similar sized communities, relative low property taxes, safety and security.	10/24/2025 8:05 PM
12	The channel ridge area close to where I live. It needs to be cleaned up, protected and better managed especially for fire prevention. It is a disaster waiting to happen.	10/24/2025 8:04 PM
13	The small community feel.	10/24/2025 7:56 PM
14	The intimate and small community! The rural character!	10/24/2025 7:44 PM
15	Warmth of community and willingness to work together and also not have to agree on everything. People talk to each other (for the most part) A precious asset!	10/24/2025 7:34 PM
16	The natural space and at least some access to ocean frontage.	10/24/2025 6:56 PM
17	Salt Spring Island’s low-traffic roads, ideal for safe walking and cycling, and its open, unspoiled views of the surrounding and distant landscape, free from tall buildings, are cherished qualities that must be preserved. As the community grows, prioritizing sustainable development in areas like Ganges Village will help maintain these features, ensuring safe, quiet roads and unobstructed vistas for the next 20 years..	10/24/2025 5:09 PM

18	As the community grows we need to preserve and encourage an active lifestyle. This includes improved safety through better street lighting in the town cores, better sidewalks and bike lanes.	10/24/2025 4:58 PM
19	Access to community music and art spaces. Ganges and Fulford towns. Nature and parks, for example Channel Ridge should be officially a park. Relaxed pace. I like affordable housing being built on Salt Spring, I don't want it to just be for the rich to live here.	10/24/2025 4:35 PM
20	Lower population.	10/24/2025 4:34 PM
21	The rural/farming community and rare ecology of the island. It is rare to find a place like Saltspring near big cities like Victoria and Vancouver.	10/24/2025 4:34 PM
22	Salt Spring offers both an oasis of wonderful nature and all the amenities that make our community dynamic. We need to find a way to sustain both of these things - protect the environment while providing affordable housing that ensures the amenities we value can continue.	10/24/2025 4:34 PM
23	Less city influence, community awareness.	10/24/2025 3:56 PM
24	We want both to protect our natural environment and build the affordable housing we need to preserve the character of our community.	10/24/2025 3:48 PM
25	Natural environment, rural life, community values of a small island population.	10/24/2025 3:44 PM
26	The trees, fresh air, wild life, rural character	10/24/2025 3:30 PM
27	The NATURAL environment - being of far greater importance to me than the needs of the human population - which I would infinitely prefer not to grow - To Preserve and Protect the air, water, earth, vegetation, trees, creatures.	10/24/2025 3:29 PM
28	the beautiful environment which is protected	10/24/2025 3:20 PM
29	i have lived here for 60 years and the traffic is ruining the lifestyle we once had.	10/24/2025 3:17 PM
30	I most like the natural environment. Growth should be constrained to prevent damage to the natural environment. This question seems to take further growth as a given. I do not accept that.	10/24/2025 3:10 PM
31	both to protect our natural environment and build the affordable housing we need to preserve the character of our community	10/24/2025 2:57 PM
32	Access to nature for all, protecting and rehabilitating natural environments after years of devastating effects by over consumption, deforestation, polluting ground waters with agriculture and polluting sea waters with lack of regulations on recreational boats, over fishing, etc... the endless stream of colonial mindset up landuse and care. Salt Springers care about these things, more than we see mass population Canada-wide caring, we can set a precedent. I also appreciate a wide variety of people who carry such values as well as strong community-mindedness, care of others beyond their own self interests, huge artist and skilled artisan population, willingness to live in a more connected and caring way, minimalist, off grid and simple living which has less impact environmentally and must be upheld with the availability of reasonably priced housing for people who aren't still imprisoned by a growth only society.	10/24/2025 2:49 PM
33	Low population density. The Islands Trust observes and strengthens the "Preserve and Protect mandate"	10/24/2025 2:47 PM
34	Easy access to local beaches.	10/24/2025 2:45 PM
35	The environment	10/24/2025 2:26 PM
36	Pathways, beaches, parks, trails, community amenities such as the library	10/24/2025 1:54 PM
37	Natural environment	10/24/2025 1:41 PM
38	I love the community AND the environment of Salt Spring. Both have to be protected. Affordable housing is crucial to accomplish this.	10/24/2025 1:18 PM
39	Centering indigenous voices	10/24/2025 1:04 PM
40	The artistic style (needs to be enhanced as it's been muted over the years!), Nature needs to be preserved, Communal areas should be enhanced so the community builds trust and can face issues with better collaboration (this includes central communal work/living plans), Also the farms need to be preserved!!	10/24/2025 1:02 PM
41	Centring indigenous voices	10/24/2025 1:00 PM
42	Protection of the Gulf Islands by the Islands Trust as defined when the Island Trust was created by the Province.	10/24/2025 12:50 PM
43	A sense of community that is based on people who live here full time and as such are a vital part of the community. Affordable housing for them and their families	10/24/2025 12:43 PM
44	I like the nature here and want that to be protected and for that to the priority of government here. With nature, eventually humans can't exist!	10/24/2025 12:28 PM
45	Rural character. Growth limit in our existing OCP. Protection by the Islands Trust of the natural environment as originally envisioned when the Trust was created.	10/24/2025 12:27 PM
46	Salt Spring has been home to a diverse, creative, artistic, ecological and alternative community that gives a unique culture inspired by the rural island setting... But as land prices and construction costs have risen, the current planning model of single family dwellings on large acreage lots is no longer affordable to working class, artists and farmers... Please allow	10/24/2025 12:15 PM

	for more diverse housing options that will make room for this essential community to survive and thrive despite the pressures of gentrification.	
47	A sense of community that treats nature and people with empathy and respect and recognizes that we need to work together to balance how we live on the island with looking after nature (the natural environment)	10/24/2025 11:20 AM
48	Douglas Fir Ecosystem, maintain ability for people to incubate ideas and be part of community without a huge price tag.	10/24/2025 11:15 AM
49	We have a unique position to prioritize our natural environment and should keep that should be kept as a priority, as well as the amazing 'character' of the island this produces by people choosing to live here. What obviously need more affordable housing, especially for people in the supporting industries. What we really don't need is large mansions using all of our human and natural resources for just a few well off people who often use them as 2nd and 3rd homes.	10/24/2025 11:15 AM
50	Rural lifestyle, focus on sustainable agriculture.	10/24/2025 11:10 AM
51	I think a diverse community should be prioritized by putting voice and consideration to every part of the community.	10/24/2025 11:08 AM
52	The opportunity to reconnect with natural systems of forest and shore and their non-human inhabitants.	10/24/2025 10:18 AM
53	I like the fact that we have added several affordable housing low rise units within the Ganges area. Providing affordable homes for local residents is essential in my book.	10/24/2025 9:48 AM
54	To protect our natural environment and build the affordable housing we need to preserve the character of our community.	10/24/2025 9:27 AM
55	Love the wilderness, expand and preserve more park space, love walking on the beaches, open up public trails that have been blocked off by entitled residents, leave beaches natural, say no to shoring up beach fronts unnecessarily for property owners, clean water is important, protect lakes and streams, preserve rare natural areas and protect island from population overgrowth and commercial exploitation.	10/24/2025 8:54 AM
56	No 'starter castles' more protected areas and green space to enjoy outdoor activities. No Starbucks, No MacDonalds, no traffic lights.	10/24/2025 8:13 AM
57	Many people of different backgrounds and income levels makes for an enjoyable community.	10/24/2025 8:02 AM
58	I believe there are ways that Salt Spring's natural beauty can be protected, while also providing housing options for people of all walks of life who want to live and contribute to life here.	10/24/2025 8:02 AM
59	The variety of people from different classes and ideologies living mostly in harmony. The exquisite beauty of the island and its surrounding waters.	10/23/2025 11:57 PM
60	As stated in the Homes for Islanders (2023) report, I value a thriving community that needs more safe and equitable housing options than the current zoning enables; I value the natural spaces and their protection alongside smart, highly ecologically-sound construction of more clustered housing that is more dense in village nodes, and also follows ecovillage/home-plate development model in forested and cleared farmland scenarios to enable more shared services and far less sprawl. Even 1 and 2-acre properties could have clustered housing. In the San Juan Islands (USA), there is some selected zoning where municipal water is available that has built 12 bedrooms per acre. I value the mostly intact ecosystems on Salt Spring Island, however since >90% is private land, I want to see zoning that promotes clustered development and increased # of storeys, incentivizing rainwater for potable use, tertiary septic treatment, greywater recycling and many other environmentally-sound principles.	10/23/2025 11:39 PM
61	Safety, it is safe living here particularly for kids and the nature and hiking trails and beaches. We need to protect our natural environment and build the affordable housing we need to preserve the character of our community.	10/23/2025 10:48 PM
62	It's most important to me that our fragile Douglas Fir ecosystem, integral to SSI and unique to Canada, is protected so that it thrives.	10/23/2025 10:36 PM
63	The community, green space, healthy environment, library, agriculture.	10/23/2025 10:15 PM
64	Local. Non commercial. Farm stands ! Openness ! Farm communities ! People living together in community!	10/23/2025 10:10 PM
65	Some of the things that I like most about being on Salt Spring Island that should be preserved or enhanced as the community grows is the beautiful nature (hiking trails, fresh air, unique ecosystems, living so close to the ocean) as well as how safe it is to live here particularly for raising children (we have three young children). However, it is really challenging for many families to afford living on Salt Spring Island due to the high cost of living. Many of us our renters. It makes no sense that there is such a lack of affordable housing available for community members while there are empty vacation homes. It is really important for your team to consider that we do need to protect the environment of this beautiful island while providing sustainably built affordable housing. There's a massive discrepancy between the rich homeowners and people who are a strong part of this community just trying to get by. We are a single income household of 5. My spouse has a good job with good pay. I consider us in a position of privilege with his income and yet we cannot afford to save for a downpayment or pay for a mortgage with the lucrative housing prices here nor can we afford to save for emergencies. We are seriously considering leaving Salt Spring Island but are torn given how much we like our children's School, extracurricular activities for children, the incredible safety here (we have lived in big cities with high crime rates) and the extraordinary nature as well as the lovely community here. But at the same time, the expensive housing/housing crisis makes many people, including families, unable to live a higher quality of life that they could of in other parts of Canada (we have lived in three provinces and other continents). Again, the emphasis	10/23/2025 10:02 PM

	should be on building affordable housing for locals while protecting the environment. It is possible to do this.	
66	The need for housing and population expansion should be supported by protection of ample green space and lake/beach access for recreation. Support and protection of local agriculture, not just in ALR zones but in other fertile pockets. I enjoy the local farms but see so many taken over as estates because farmers cannot provide worker housing. There are too few houses dotted over large areas of the island. I would enhance intentional communities with ability to grow food, generate power and collect water.	10/23/2025 9:39 PM
67	Natural spaces for trails for hiking and walking which are good for our health	10/23/2025 9:17 PM
68	Community growth should focus on affordable housing developments which protect the rural character of the island and the natural environment.	10/23/2025 9:00 PM
69	Salt Spring is a rural protected area and as such the community should grow in accordance with strictures in the existing OCP. It is obvious to those of us who have lived here for decades that the population of the island has reached the limits of sustainability.	10/23/2025 8:47 PM
70	I love the abundance of nature and the diversity of people. I worry about uncontrolled development (think Kelowna or Surrey)	10/23/2025 7:49 PM
71	Living in a rural community with the opportunity for sustainable living within beautiful, rare, sensitive, at-risk ecosystems. Uncontrolled growth will destroy these values and lead to another Nanaimo.	10/23/2025 7:49 PM
72	I love that pavement is used sparingly here so that life can be felt all around us. It worries me when new projects come with requirements for huge parking lots and vast swaths of pavement. The new affordable housing building is a key offender here. I believe we should stick to gravel and dirt whenever possible.	10/23/2025 7:37 PM
73	I like the quiet, slow pace , green environment.	10/23/2025 7:04 PM
74	I love the community and natural environment accessible on Salt Spring. I hope that we can continue to preseve the nature and enhance affordable housing.	10/23/2025 6:09 PM
75	Rural culture with special attention to preserving indigenous rights/heritage.	10/23/2025 5:39 PM
76	I like the small size of the community and do not want to see it grow beyond its current size, except to provide truly affordable housing. I have felt for the last few years that we are pulling down paradise and putting up that parking lot. If we grow too much, the “protect” part of the Trust mandate is gone. We should also protect the calm and peace of our community, and you cannot have that with too many people. By the way, Question #2 cannot be answered Yes or No, as there is no way to determine which part of the question is being answered, the first option or the second. Who did your survey?	10/23/2025 5:18 PM
77	The forests, farmland, parks and oceans must be protected. ALR land must be used for farming. Protect the rural nature of Salt Spring by increasing density of existing villages, if the infrastructure can support the new housing (water, sewer).	10/23/2025 5:11 PM
78	The unique natural environment of the islands, and the quality of community members who have chosen to live within those natural limits (water, ferries, rural life & the rest). The dominance of human growth is not an inevitability. Some of the most livable and desirable communities on the planet have not & do not continually expand. That kind of unbounded expansion leads to the urbanisation that makes them progressively less desirable & workable. This island is not a carbon copy of communities everywhere else in Canada, since, for example, our water supply is an absolutely finite (maybe diminishing) limitation. If we do not respect the natural limits of this place, our community will lose the ability to support our present population, as we see already coming into question, due to eg mostly unrestrained consumption (water, as well as traffic, car use, ferries, scale of buildings, expectations for urban amenities etc).	10/23/2025 5:10 PM
79	Farm activities of all kinds and farm land must be protected, enhanced	10/23/2025 3:53 PM
80	Boat access. It is a privilege to boat in the waters that surround salt spring. Boating culture need to be preserved and reclaimed. I wish there was a marina and boat launch on the west side of the island	10/23/2025 1:45 PM
81	Peace and quiet, clean air in nature	10/23/2025 1:25 PM
82	The natural environment.	10/23/2025 1:20 PM
83	green space, access to waterways, but also the creative community/business, housing and living arrangements developed over the years.	10/23/2025 12:52 PM
84	The priority should be to protect our natural environment; any affordable housing we need to build must preserve the character of our community.	10/23/2025 11:44 AM
85	I want both to protect our natural environment and build the affordable housing we need to preserve the character of our community.	10/23/2025 10:41 AM
86	Environment.	10/23/2025 7:44 AM
87	Unique community - that can balance natural and human pressures on the environment?? Do more with less?	10/23/2025 7:38 AM
88	I would like both to protect our natural environment and build the affordable housing we need to preserve the character of our community.	10/23/2025 12:04 AM
89	A diverse community of people who care about the natural environment and the well being of people. It is possible to prioritize BOTH affordable housing AND healthy ecosystems and that must be our priority.	10/22/2025 10:50 PM

90	The diverse variety of natural ecosystems both maraine and fresh water and terrestrial provide the core examples upon which we can conceive and realize solutions to our social/economic issues through a holistic approach.	10/22/2025 9:24 PM
91	Every aspect of its unique natural environment- water quality, water quantity,healthy marine ecosystems,Garry Oak meadows, "old" growth forests, air quality, quality of existing local farmland.	10/22/2025 8:12 PM
92	Peace and quiet and the environment.	10/22/2025 7:09 PM
93	The environment. However it is rapidly degenerating owing to over-development. Our LTC has not shown the least interest in 'preserve and protect' -- nor has the TC.	10/22/2025 6:36 PM
94	Natural envrionment	10/22/2025 4:14 PM
95	The tranquil beauty of the place; the rich variety of the community	10/22/2025 4:07 PM
96	Quiet and slower pace of life.	10/22/2025 3:01 PM
97	Community and the environment. Keep green and rural spaces. Focus on preserving and increasing agriculture. Increase options for housing in areas that already have infrastructure, bus routes and plenty of water. Encourage water catchment.	10/22/2025 2:34 PM
98	The community interest and subsequent efforts to protect the xountryside from urban sprawl. Preserving what makes Salt Spring so attractive is its natural attributes of open fields, forests and waterways together with access to the sea on all sides.	10/22/2025 1:02 PM
99	!. The Preserve & Protect Policy of the Islands Trust. 2. The over-riding Green mandate of the Trust. 3. Salt Spring is "green" at all govt levels: local, provincial and federal.	10/22/2025 12:57 PM
100	Salt Spring's charm comes from the diversity of its people while maintaining focus on environmental sustainability. Salt Spring has historically been a place where artists, farmers, tradespeople, and professionals could interact as neighbours rather than being segregated by wealth. This is increasingly rare and precious. The ability for people who work here to actually live here. Preserving "character" means nothing if we price out the teachers, healthcare workers, farmers, and young families who create that character.	10/22/2025 12:43 PM
101	we want both to protect our natural environment and build the affordable housing we need to preserve the character of our community.pm	10/22/2025 12:32 PM
102	under-serviced rural living, natural beauty, farmland, ocean access always nearby, protection of rural living and natural environment, Islands Trust which focuses on protection of the natural environment	10/22/2025 11:56 AM
103	the parks and hiking trails	10/22/2025 11:41 AM
104	Feeling of community with a variety of unique people with many unique talents to offer. Protecting our natural environment and allowing the affordable housing we need will assist in preserving the character of this community.	10/22/2025 11:25 AM
105	I can take a deep breath and inhale clean air instead of vehicle exhaust and industrial waste. I treasure that I live in a community that cares about preserving the natural wonders we are all so fortunate to live around. Once they are gone, they are lost forever.	10/22/2025 10:51 AM
106	The widely held and enacted community ethos and culture that respects and upholds the ecological uniqueness of this place.	10/22/2025 10:22 AM
107	We love the peaceful natural environment and want to protect the character of our community while protecting the natural environment and providing affordable housing.	10/22/2025 10:17 AM
108	the natural appearance, less growth	10/22/2025 10:05 AM
109	What I most like about being on Salt Spring Island is that it is protected by the Islands Trust. The mandate "to preserve and protect" is why I moved here and wanted to be apart of this community. It is my passion to ensure that this mandate is being upheld here on Salt Spring Island. Our current OCP already allows for zoning changes for affordable housing, so I'm not sure why it's necessary for it to be changed, risking increasing density at the expense of our ecosystems.	10/22/2025 9:16 AM
110	Leave green spaces and consolidate activity hubs; camaflouge housing with alot of natural greenery	10/22/2025 9:14 AM
111	Freedom from growth as a determinant of community health.	10/22/2025 9:11 AM
112	First of all, I think that the community does not need to grow. I feel that we are pretty much at our limit of population to keep Saltspring Island the way it should be. ie traffic, ferrries, parking, water resources, waste management etc. The island already feels crowded, please, keep growth to a bare minimum.	10/22/2025 9:10 AM
113	Surrounded by nature, living with the seasons while also enjoying a robust community of artists farmers and community events. I am so grateful for the infrastructure we have here, hospitals, grocery stores, ferries. But I am concerned for people who have no safe housing or fear for the stability of their housing situations. Essentially I feel like the rich folks who live here need to be contributing more to solutions that allow all to flourish here(as it will benefit them as well!)	10/22/2025 9:05 AM
114	The blend of rural with cores of urban	10/22/2025 9:03 AM
115	Access to many green spaces	10/22/2025 8:36 AM
116	I have been on Ssi for 25 years. The island is full of incredible people who truly care for each other. Of course the natural beauty is world class and much of it is already protected in	10/22/2025 7:50 AM

	conservation areas and parks. There is more to do. Growth needs to be slow. In my short time here everything is getting busier. And with the busyness comes impacts.	
117	The amount of undeveloped and protected land this needs to continue , there should be more restrictions on removal of natural habitat when building homes	10/22/2025 5:38 AM
118	We need to both: protect our natural environment and build the affordable housing we need to preserve the character of our community.	10/21/2025 10:54 PM
119	Parks, reserves and natural areas that preserve biodiversity.	10/21/2025 9:49 PM
120	The very beautiful natural environment, rural character and friendly, vibrant community. These are interconnected and need protection as they would easily be lost with uncontrolled growth.	10/21/2025 9:20 PM
121	Not being overcrowded and surrounded by nature	10/21/2025 8:40 PM
122	Nature, farmland,	10/21/2025 8:24 PM
123	Rural community with strong environmental protections	10/21/2025 7:57 PM
124	I like our small friendly community surrounded by both marine and terrestrial natural ecosystems that we can enjoy and protect for future generations.	10/21/2025 7:25 PM
125	I moved to Salt Spring in 2018. I do not want to see significant changes to the place I moved to. Regretfully, I am a believer in living where one can afford to live and not necessarily where I might want to live.	10/21/2025 5:43 PM
126	Living in a beautiful natural environment which is filled with people who care, not only about their own well being but also the well-being of others. I love the number of creative people who are less and less able to afford to live here.	10/21/2025 5:39 PM
127	The forest of course, but also the community. I know lots of working people of other classes here, whereas when I lived in the city I mostly knew university educated people of middle class.	10/21/2025 5:31 PM
128	Our parks, hiking trails and green spaces	10/21/2025 5:10 PM
129	We want both to protect our natural environment and build the affordable housing we need to preserve the character of our community.	10/21/2025 4:11 PM
130	The community of friends new and old and the beautiful natural green areas that are accessible to all for recreation, health, and other benefits. Local artists and musicians encouraged to thrive.	10/21/2025 4:07 PM
131	That Salt Spring is an island.	10/21/2025 3:42 PM
132	Ability to use our land for our own purposes without intervention. ie: raising chickens, vegetable gardening, backyard firepit, working on vehicles in garage, having garage sales, cutting trees for safety purposes, building greenhouses chicken coops. Need more roadwork upgrades - new roads to bypass congestion in town. upgrade neighborhood services, street lighting, bus stops facilities.	10/21/2025 3:07 PM
133	community based solutions to the ongoing environmental and housing pressures should be encouraged. fostering a community that welcomes new arrivals of all ages and demographics.	10/21/2025 2:06 PM
134	Preserving our natural parks, walks, and making those spaces safe for children. It would be nice to create a space for the community/young families to gather that feels safe and clean.	10/21/2025 1:55 PM
135	I love how beautiful it is, how we treasure and preserve this beautiful green gem of an island, AND our vibrant wonderful community! So many wonderful people here, and an example of the proverbial "village" in action.	10/21/2025 1:40 PM
136	Been here 40 years and came and stayed because of the trusts preserve and protect mandate and that is key to our communit going forward.!!!	10/21/2025 1:35 PM
137	The rural , natural environment , so important that we protect this natural environment and build the affordable housing we need to preserve the character of our community.	10/21/2025 1:24 PM
138	roadways with treed areas	10/21/2025 1:23 PM
139	We should preserve our green spaces, and increase them. We must enhance the livability and walk ability and infrastructure of the Ganges core, as well as the two other villages. We can do this with increased density, and mixed living/working/ retail spaces.	10/21/2025 1:19 PM
140	Maintain farmland. Develop villages with higher density.	10/21/2025 1:18 PM
141	That Salt Spring isn't just for the wealthy or tourists. Preserving and strengthening the ability for regular people to live here.	10/21/2025 1:13 PM
142	Community centered spaces, with sustainability and longevity in mind. A feelings of quaintness and spaciousness, village & nature. No super tall city condos please	10/21/2025 12:48 PM
143	I love the Quiet, green places; The diversity of rural living & the capacity to live closer to nature & partially outdoors. I love the community here and would love to see more diversity in general. Transit access should be enhanced. Restrictions and limits placed upon dwellings need to be lifted so that more spaces can open up to house all people in our community.	10/21/2025 12:24 PM
144	What I like most about being on SSI is the community. The people, who care for others, and for the nature. That mindset is preserved among some senior residents who were fortunate enough to move here decades ago when properties were affordable. Many younger people who chose to move here as they were/are attracted to that community of mutual support and respect for the land are, unfortunately not able to find housing. If SSI becomes more like a	10/21/2025 11:39 AM

	posh vacation place (or trophy retirement place) for the wealthy, it will lose the best part of the island.	
145	I like living in a small community where I meet and know interesting people. The rural atmosphere here should be maintained and reliance on groundwater must not be compromised by development and increased density. Zoning laws should protect our groundwater and a limit should be set on the floor area allowed to new residences and numbers of occupants. Zoning decisions must not allow island-wide changes.	10/21/2025 11:11 AM
146	The low density of housing. Saltspring doesn't need more housing. It is fine the way it is.	10/21/2025 10:58 AM
147	The natural environment. Rural character.	10/21/2025 10:53 AM
148	The strong sense of community is what I like most about Salt Spring. In order to maintain this we must address housing for all income brackets.	10/21/2025 10:37 AM
149	Environmentally conscious approach to development. Not something evident with our current trustees	10/21/2025 10:35 AM
150	Community accessible green spaces/trails/parks. Pedestrian friendly downtown access, future bike lanes on major transportation routes (Vesuvius Bay Road!)	10/21/2025 10:02 AM
151	Small population, rural character, village amenities, access to beaches and parks.	10/21/2025 9:58 AM
152	Protect connected ecosystems! It is critical to minimize fragmentation of fragile ecosystems to support community resilience, protect drinking water, and habitats and manage extreme weather and temperatures. The environment is why we live here!	10/21/2025 9:57 AM
153	Proximity to nature and a sense of community not found elsewhere. Also, I find there is a good diversity of people with interesting backgrounds and wealth of experience.	10/21/2025 6:47 AM
154	Rural character, quiet spaces, carbon-capture forest cover (which is being threatened with more and more development),	10/21/2025 6:06 AM
155	We live in a fragile, unique to Canada, ecosystem that needs priority in all planning decisions. This means that all future development needs to be in tune with this system's limits.	10/21/2025 5:21 AM
156	I like that there is a diversity of people and that our community votes for the Green Party, prioritized caring for the environment above simply progress and cares for people of all classes	10/20/2025 10:21 PM
157	I value the absence of community growth.	10/20/2025 6:38 PM
158	No franchises other than the grocery store. It's unique to have a town full of all uniquely owned businesses. Nothing is familiar aside from then grocery store and pharmasave!	10/20/2025 6:22 PM
159	The civility residents, of the Cultural activities of all kinds, the shared values, for the most part, in preserving, protecting & enhancing the natural world especially when we learn & implement Indigenous traditions where they benefit all.	10/20/2025 6:05 PM
160	Narrow winding roads. Like minded people	10/20/2025 5:54 PM
161	the natural environment	10/20/2025 5:29 PM
162	It's a great place to raise a child as I am doing currently . We need more affordable housing now . I am a disabled mother and I need housing I can afford .	10/20/2025 4:26 PM
163	Keep the environment beautiful, support the local economy through housing density near shops and increase availability of affordable housing.	10/20/2025 4:25 PM
164	Agricultural farmland and the rural nature of the island.	10/20/2025 3:51 PM
165	Protection of endangered Douglas fir ecosystems and ecosystem corridors big enough to foster biodiversity in plant, animal and bird life. Feeling community care for vulnerable populations such as low income, elderly, unhoused, disabled, single parent families. Support for housing for nurses, doctors, teachers, addiction specialist, mental health experts and others who can directly impact the wellbeing of the above and the community at large.	10/20/2025 3:35 PM
166	Over the years, SSI has managed to do a reasonable job of protecting the natural environment - this needs to continue. There is a good mix of low, mid and high income families on the island, with very eclectic interests and passions - the built environment needs to continue to allow the diversity of people we have now to continue.	10/20/2025 2:56 PM
167	I would love to continue to preserve the trails, beaches, forests, but I want to see density as well. I want young families like my own to be able to move here and thrive and not live on a retirement island.	10/20/2025 2:52 PM
168	I appreciate the rural environment with access to trails and "wild" , protected areas. I would like these to be preserved with careful planning for new growth.	10/20/2025 1:13 PM
169	both to protect our natural environment and build the affordable housing we need to preserve the character of our community	10/20/2025 12:36 PM
170	I love being a permanent resident on the island, we have now been here 3 years. We want both to protect our natural environment and build the affordable housing we need to preserve the character of our community.	10/20/2025 11:15 AM
171	I believe that the parks, the lakes, linear trails, and other shared resources are a key to salt spring identity. I feel these resources are under threat due to a lack of understanding around covenants and an increase in private owners unwilling to "assume liability". Our recreation zones, beaches, and our views should not be privately owned. We need to enhance access to these resources as more and more of our forest and lakes become inaccessible to visitors. I also believe that we need to be able to allow a right to public access, as they do in Sweden (Sweden's Allemansrätten (Right of Public Access)). Due to our transient community, I feel	10/20/2025 10:58 AM

	that this is a legal and ethical solution to the issue of seasonal campers and the rise of AirBnB, allowing camping in forests, even if they are private, so long as people don't disturb or destroy areas and leave within 3 nights.	
172	we want both to protect our natural environment and build the affordable housing we need to preserve the character of our community	10/20/2025 9:21 AM
173	I was drawn to SSI for the natural environment and nature opportunities. We need to preserve this unique and special feature. However, we cannot sustain the community needed if we do not provide affordable housing for the people we need to live and work here.	10/20/2025 7:56 AM
174	Rural character, biodiversity, green spaces with vegetation native to the island to provide habitat and foraging for native animals, agricultural land reserves, conservation areas, nature reserves, and parks	10/20/2025 6:40 AM
175	I want both to protect our natural environment and build the affordable housing we need to preserve the character of our community.	10/19/2025 11:55 PM
176	I like that it is a rural setting. I want to see roadsides with trees and grass, not parked cars, trailers, and boats. We have honour-based roadside stalls, that I don't want to disappear with development. We need to preserve all our creeks and wetlands. We need more beach accesses made obvious and safe. I like the villages for services and shopping and would strongly support their development as long as there is little or no increase in their footprint. This island relies on tourism to furnish its economic requirements but the tourists come here for the rural character and natural ambience. The large wild spaces and farmlands make it attractive to its residents and visitors. This is what we have to protect the most.	10/19/2025 11:54 PM
177	We have a great balance of people, but so many are EXTREMELY RICH. And they trash the roads building their seaside mansions they visit a few times a year then let them sit empty.	10/19/2025 10:29 PM
178	I like the character of the community. I grew up here and am now raising my own family here. I like that Salt Spring is a diverse community connected to nature.	10/19/2025 9:12 PM
179	Diverse community	10/19/2025 8:51 PM
180	Community spaces	10/19/2025 7:21 PM
181	Its predominent rural character and associated unique legislated mandate of "preserve and protection" of the natural environment. Community growth being currently limited to retain this character	10/19/2025 3:30 PM
182	Natural island ecosystems, hiking trails, clean water, artistic small town and rural eco farming community	10/19/2025 10:32 AM
183	Natural island ecosystems, hiking trails, clean water, artistic small town and rural eco farming community	10/19/2025 10:32 AM
184	Farms, hiking trails in the forest, clean water, limited car traffic, parks, wildlife, artistic and agricultural community.	10/19/2025 9:28 AM
185	I would like to see salt spring lead the way in climate action and housing for all especially when it comes to marginalized communities.	10/18/2025 9:39 PM
186	I very much value protection of our natural environment and very much value building the affordable housing we need to preserve the character of our community.	10/18/2025 3:50 PM
187	We want to protect our natural environment while building the affordable housing we need to preserve our community's character.	10/18/2025 11:55 AM
188	The fact that we are a small community and that we are all connected in one way or another. Living, working volunteering within our community	10/18/2025 9:14 AM
189	want both to protect our natural environment and build the affordable housing we need to preserve the character of our community.	10/18/2025 9:12 AM
190	Park spaces, open land (like channel ridge)	10/18/2025 9:10 AM
191	Stores are in the towns. Rural feels despite density of housing.	10/18/2025 8:37 AM
192	There is no one answer here. It is the combination of concern for the environment AND for the people who live here that makes Salt Spring Island a wonderful place.	10/17/2025 9:23 PM
193	I love the community and beauty on salt spring, and that community would disappear if we don’t create affordable long term housing, and the beauty will disappear without protection of the wild and forested areas. Both can and must exist.	10/17/2025 9:21 PM
194	The extensive forested areas and the island's rural quality.	10/17/2025 3:40 PM
195	Jail for thieves & services for the addicted.	10/17/2025 1:37 PM
196	Access to nature, living with more freedom than urban living allows, neighbourhood initiatives, market culture, supporting small business, local food production	10/17/2025 10:55 AM
197	preservations of the environment and the variety of services that require staff housing (health care staff, restaurant staff, our teachers!)	10/17/2025 9:41 AM
198	The forests, farms, contact with the ocean, and the	10/17/2025 9:30 AM
199	As with most people J would like to see the best of both worlds. More housing being provided, with protections for the environment put in place, So we can see water supplies protected from over development, yet providing enough for people to have homes.	10/17/2025 7:47 AM
200	Its a quiet town in the winter	10/17/2025 6:49 AM

201	The rural community characteristics.	10/17/2025 6:16 AM
202	I love the small farms, the variety of farm stands and local food options, the opportunities to walk in natural environments and the eclectic habitation styles, particularly the small ones. These should be supported in the future. No encouragement of big mansions and estates, but lots of people living close to the land, in harmony with it (off grid, water catchment, etc...), growing food and honouring nature and indigenous relationships to resources.	10/16/2025 9:02 PM
203	I want both to protect our natural environment and build the affordable housing we need to preserve the character of our community.	10/16/2025 8:37 PM
204	The quiet pockets of rual nature. We are truly blessed to live in such a stunning island. we want both to protect our natural environment and build the affordable housing we need to preserve the character of our community.	10/16/2025 6:50 PM
205	I lived a long time in rural Salt Spring and now am in Ganges village. I support Ganges development for affordable/ workers housing but not for open development. don't want to see Ganges village become a sacrifice zone with more strata developments (for example) with no trees, build for making profit, and little nature about. I would like Ganges to be walkable, liveable with green spaces and agricultural spaces. Ganges is on the edge of liveability in many areas.	10/16/2025 3:12 PM
206	Conservancy land base. Densifying Ganges Village. Support for young people (under 40) to create business.	10/16/2025 2:18 PM
207	That it retains its rural character in accordance with its current provincial mandate to preserve and protect the island as established over 50 years ago and still needed.	10/16/2025 1:41 PM
208	access to wild areas and the ocean and lakes and access to community services like the library, hospital, medical clinic etc	10/16/2025 12:52 PM
209	I love our community but we need housing for the next generation to continue traditions, farming and making this community what it is.	10/16/2025 11:50 AM
210	I enjoy the natural environment, but I also appreciate the workers who make it possible to live on this Island. Without them I would not be able to live on this Island. So, affordable housing for them is critical.	10/16/2025 11:47 AM
211	We are failing at the % of green spaces and parkland on Salt Spring and that number needs to be increased, not by continued payouts (to PARC) instead of green spaces in developments. We can protect our natural environment and build the affordable housing we need to preserve the character of our community. Don't sell all the "surplus" CRD properties, instead create public pathways and green spaces.	10/16/2025 10:10 AM
212	integrated naturalistic living, farm fresh food, slow-life, prioritizing health and humanity above profits	10/16/2025 9:45 AM
213	The Beaches need more protection. Parklands could be created - especially on especially sensitive beaches. Foreshore before private property; unless mitigation will not damage habitat. Protection of estuaries is important. The many trails are wonderful.	10/16/2025 9:36 AM
214	I love the slower pace, the friendly vibe, and the proximity to nature. We want both to protect our natural environment and build the affordable housing we need to preserve the character of our community.	10/16/2025 8:12 AM
215	Keeping ALR land ALR. Keeping Salt Spring rural	10/16/2025 6:10 AM
216	Community, natural beauty, slower pace, farm to table food, wholesome lifestyle	10/16/2025 4:44 AM
217	The natural environment and community recreation and gathering spaces.	10/15/2025 10:11 PM
218	Slow, thoughtful growth that puts the natural environment, which is a unique and under threat set of islands, first.	10/15/2025 9:45 PM
219	I like the progressive, mostly open minded community members that can turn ideas into action because of our small size and support. I support carefully considered limited development that does not ruin the rural beauty and access to nature on Salt Spring and is not profit driven.	10/15/2025 9:14 PM
220	Healthy drinking water. Clean accessible beaches, walking trails, mountain views, oceans, swimmable lakes, parks. Preserve the unique country feel of the island by restricting overdevelopment and mega homes while facilitating densification for affordable housing in area such as Ganges.	10/15/2025 9:14 PM
221	I want to emphasize the importance of protecting our natural environment and ecosystems as we consider how to build the affordable housing we need to preserve the character of our community.	10/15/2025 8:31 PM
222	Parks, playgrounds, trail systems, should all be preserved and enhanced.	10/15/2025 8:26 PM
223	What I love most about SSI is the beauty of nature here. As we are an island, our community cannot grow beyond sustainable limits: affordable housing for young working people. The natural environment, habitat for animals, need to be protected and enlarged - more forest and wetlands.	10/15/2025 8:24 PM
224	we want both to protect our natural environment and build the affordable housing we need to preserve the character of our community including increased density in Ganges specifically.	10/15/2025 8:21 PM
225	Rural areas, commercial in center nodes	10/15/2025 8:15 PM
226	we want both to protect our natural environment and build the affordable housing we need to preserve the character of our community.	10/15/2025 8:03 PM

227	Diverse and engaged population - protection of natural world	10/15/2025 7:53 PM
228	The amazing diversity and beauty of both our natural environment and the people that have called and do call Salt Spring home. We need to protect both so that it is affordable to live here and that we can all enjoy the amazing natural wonders.	10/15/2025 7:40 PM
229	The clean , open spaces. The harbour/live aboard situation polluting the waters must be addressed!	10/15/2025 3:55 PM
230	The mix of small community with the rural and agricultural community.	10/15/2025 9:47 AM
231	The integration of communities within the natural environment.	10/14/2025 9:45 PM
232	Salt Spring's diverse ecosystems, small farms, and caring, vibrant, inventive, eclectic community. These can only be sustained by providing affordable housing for workers and others in need of housing. This new housing must be located in the Ganges service area and, to ensure long-term affordability, protected by covenants and operated by non-profits.	10/14/2025 9:01 PM
233	Community farms, small businesses	10/14/2025 7:56 PM
234	All Garry oak meadows protected. All estuaries protected. All streams, creeks and freshwater bodies having strong setbacks regarding housing and septic systems. Our beaches must be protected - strong setback regulations for all houses and their water systems for all developments that are on slopes or are not on bedrock. Preservation of ALR land to be sure what precious rich soils we have are saved.	10/14/2025 6:01 PM
235	I love being in the forest. Wherever you are on this wonderful island, forest walks are accessible.	10/14/2025 4:53 PM
236	Protection of the marine life in the beach foreshore plus increase the number of trails available .to the public. Create low cost housing near the village for local workers.	10/14/2025 4:34 PM
237	Biking trails.	10/14/2025 11:14 AM
238	I want both to protect our natural environment and build the affordable housing we need to preserve the character of our community.	10/14/2025 11:08 AM
239	Relatively untouched natural areas and active farms that support local food production; the lack of commercial 'chains' (ie. Starbucks; MacDonalds etc.).	10/14/2025 10:59 AM
240	Living in small communities that embrace our human nature, that allow people to connect more deeply with the land through farming. I love small farming communities full of hardworking people and they should be supported and encouraged.	10/14/2025 4:48 AM
241	The point of the Island's Trust is that this place is to be preserved for future generations basically as a living park. It is no doubt difficult to maintain under the pressure to turn it into a normal town, but it is not one. The population has doubled in the decade since I arrived. This is not sustainable, nor does people's sense of entitlement to live here supersede the mandate of the Trust Act. Think 100 years, 200 years, 500 years. Not five years or 10 years.	10/14/2025 4:13 AM
242	I enjoy living in a rural community that also provides a high level of amenities for the population size. In order to care properly for the population there has to be an increase in rental opportunities for housing. The only way I can live here is to live with my parents, if I had to rent I would have to move off island.	10/13/2025 9:57 PM
243	Nature	10/13/2025 8:30 PM
244	The natural environment	10/13/2025 12:41 PM
245	The unique beauty and diversity of our island’s environment and ecosystem. We must protect these features above all. Recent moves to promote rain water collection and encourage properly designed secondary housing are moves in the right direction. Being a boater I think a lot more action and attention have to go to cleaning up our harbour and insisting on live a boards having to meet environmental criteria.	10/13/2025 12:37 PM
246	I like being surrounded by the natural world. Any growth in the community should be in the existing village nodes, and leave large areas of forest and meadow untouched.	10/13/2025 10:40 AM
247	Accessible parks and beaches, lack of fast food and many big box chain stores	10/13/2025 9:37 AM
248	Without question the natural environment!	10/12/2025 5:34 PM
249	The natural environment is at the top of my list. That is what keeps me involved in this community; we are doing things a little differently here because we know we are living in a very special and fragile place. We have to protect the natural beauty of these islands not only for its own sake but for the health of our community.	10/12/2025 2:23 PM
250	More affordable housing options	10/12/2025 2:12 PM
251	The community spirit, and the diversity of people. Inclusion is one of the wonderful things about Salt Spring, and this diversity also drives a strong economy. But many people in the workforce live in substandard housing that is overpriced and does not reflect wages. Many non-profit providers are neglecting to follow health/fire/building codes, and this goes unnoticed as tenants are afraid to lose their housing if they bring these issues forward.	10/12/2025 11:51 AM
252	green spaces without human developments.	10/12/2025 9:55 AM
253	I like having immediate access to nature...parks, hikes, shoreline yet also have a hospital, a good grocery store, performing arts centre and art galleries.	10/12/2025 8:36 AM
254	Kewping it distinct from anytown BC	10/12/2025 8:35 AM
255	The forests and the good people!	10/12/2025 12:49 AM

256	Freedom to live "alternatively" IE in many ways, on boats, vans, yurts, cabins etc. We don't want to just be another city where everyone is forced to live a certain way in certain housing only.	10/11/2025 9:05 PM
257	Personal freedom and the people that have been here with me for over 30 yrs. I'm sad that so many are being forced of the island by lack of housing and and cost of it while all the cabins are turned into bnbs.	10/11/2025 3:39 PM
258	I don't know anymore since I can barely afford to live after paying rent and bills.	10/11/2025 3:17 PM
259	There should be more access to waterfront prioritized	10/11/2025 11:04 AM
260	Strong community, peaceful roads, lack of high rises, chain stores, rural, biodiversity, local food and farm access	10/11/2025 8:34 AM
261	It has to be livable for all demographics. That's what makes salt spring special. We don't judge each other for our differences even though we have great differences.	10/11/2025 7:44 AM
262	Love	10/10/2025 3:43 PM
263	Natural Ecosystems, community, well thought-out affordable housing that works within ecosystem needs	10/10/2025 3:13 PM
264	we want both to protect our natural environment and build the affordable housing we need to preserve the character of our community.	10/10/2025 2:35 PM
265	Community	10/10/2025 1:35 PM
266	I really enjoy the community of salt spring. And I really love all the nature here. One of the reasons I moved here. Nature.	10/10/2025 10:16 AM
267	we want both to protect our natural environment and build the affordable housing we need to preserve the character of our community.	10/10/2025 10:15 AM
268	Natural spaces, parks, forests, watersheds, coastal areas. Community culture.	10/10/2025 9:19 AM
269	I want both to protect our natural environment and build the affordable housing we need to preserve the character of our community. Increasing numbers of young and older people are moving off island to secure affordable housing.	10/10/2025 9:10 AM
270	Natural environment: we need to protect our natural areas and prepare for climate change AND Community: we have a diverse, creative, wonderful community. We need to enhance affordable housing for the workers/service providers on island, for youth, for low income community members to preserve the diversity and character of our community.	10/9/2025 9:50 PM
271	Trails, nature reserves, beaches, as well as community parks and gathering spaces, the downtown core of Ganges (the board walk, centennial park improved upon, more density allowed for housing options in the downtown core),	10/9/2025 8:39 PM
272	Need to respect and care for our seniors.	10/9/2025 2:17 PM
273	The rural nature: lots of green space and forests: few chain stores or fast food: friendly people: slower pace.	10/9/2025 1:53 PM
274	Beautiful nature spaces	10/9/2025 1:23 PM
275	no high-rises, no chain box stores/ fast food, ample nature, artists, farmers, scholars, and vagabonds that contribute to the spirit of salt spring. Connection to indigenous place- names, and history. As a small island we have the opportunity to know so many people. It's not always the case these days that you can know your community so closley and that's what I love about Salt Spring.	10/9/2025 11:24 AM
276	The presence of forests. FORESTS MUST NOT BE COMPROMISED OR CLEARED!! Density in the core, please! (In Ganges, and perhaps a bit more density around Fulford and/or Vesuvius, SUBJECT TO how much the area water supply can handle new housing developments.	10/9/2025 9:59 AM
277	there are lots of land that cannot be farmed etc that is only good for housing.....island trust has held back this island for to long ....we would not be in this situation if they had of realisticly looked at housing and water long before this....	10/9/2025 9:47 AM
278	the combination of rural and urban - with intention and ease - consensus on what this looks like -- but we are not there yet - lots of work to be done to achieve a common ground - as achieve with the housing conversation .. Can we take a step back and get this kind of common ground about this rural/urban culture that is emerging? - more deeply each year. if there was a statement (forgive me if this already exists) of what the the Culture of SSI explicitly is - created by community- related to rural/agriculture/forests/environment/ shorelines -and urban- services, traffic /transit, workplaces, industrial zones..parks/ kid friendly/bikers and pedestrians	10/9/2025 9:43 AM
279	The diverse community is what I like most.	10/9/2025 9:12 AM
280	I like that we don't have water restrictions for most of the year. As the community grows I want to ensure that we don't have more water restrictions.	10/9/2025 8:27 AM
281	I love the darkness (no street lights) quietness in the evening Peaceful, access to nature, small community feel, know your neigjbours	10/9/2025 8:11 AM
282	Sense of living in a nature reserve. Community growth should not be encouraged.	10/8/2025 10:08 PM
283	I love the rural and small town living. I want both to protect our natural environment and build the affordable housing we need to preserve the character of our community. The new housing	10/8/2025 8:17 PM

	units could be built in a village style setting including a bus stop.	
284	Public spaces with trees (i.e. Meadow park behind SSI United Church). As residents of Salt Spring, we want both to protect our natural environment and build the affordable housing we need to preserve the character of our community.	10/8/2025 11:23 AM
285	The small town vibe that is culturally rich, with easy access to both services and the natural surroundings. Access to living here should be available to all.	10/8/2025 9:04 AM
286	I love parks that include everyone, including children and dogs. We need to continue to create green spaces and infrastructure to support all demographics including young families and people with pets.	10/8/2025 8:52 AM
287	I like the green spaces: hiking trails, parks, nature reserves, and ecological reserves. I like the emphasis on growing local and buying local. I like the focus on beauty - in buildings and the landscape surrounding us.	10/8/2025 8:42 AM
288	Access to trails, limits on Rural density, access to ferry services.	10/8/2025 8:19 AM
289	Preserve forests and nature. Preserve and enhance parks. Enhance beach accesses. Preserve farms.	10/8/2025 8:18 AM
290	The connection to nature and the community spirit are at the heart of what makes Salt Spring special to everyone. Preserving our forests, coastline, and way of life must go hand in hand with building affordable and sustainable housing so the people who make this island what it is can continue to live here.	10/8/2025 7:11 AM
291	Forest cover, keeping housing growth limited to villages.	10/7/2025 10:11 PM
292	Salt Spring Island is one of the last pieces of Canadian Heaven other than the territories that has not seemed to be as tarnished and destroyed as the rest of Canada; by humans, government, business and material things. The land, the environment, the animals, the people are all true to the island and not everyone and everything else of society	10/7/2025 9:12 PM
293	BOTH the island's natural beauty, unspoilt by suburban development, AND new development (housing) for working people and renters, i.e. afforable housing, and NOT STVRs or large mansions.	10/7/2025 7:32 PM
294	The unique diversity of both our island ecosystems and our population. Both can only thrive with a range of affordable housing and a commitment to protect our island ecosystems. There's nowhere else I know of where these two are so intimately intertwined.	10/7/2025 5:46 PM
295	Environmental and first nations interests should be prioritised, while putting rules and plans in place that maximise alternative and low income housing opportunities	10/7/2025 4:31 PM
296	Respect for and stewardship of the natural environment and being part of a diverse and caring community. To keep our community viable, we need affordable housing for residents so that people who aren't wealthy can afford to live here comfortably.	10/7/2025 3:38 PM
297	Rural nature and alternative lifestyle	10/7/2025 2:41 PM
298	Caring community spirit, natural beauty with accessible parks and beaches, local produce and vibrant arts community. Community amenities such our library, swimming pool, hospital and non-profit service societies.	10/7/2025 12:58 PM
299	The nature!!!! The forests, beaches, lakes, etc are such a vital part of this island and they absolutely need to be protected, not just as the island grows in population but as more tourists visit as well as they tend to not care for them as deeply as locals. Maybe we need more public waste bins and pit toilets to help keep our outdoor spaces clean. I also value the felt sense of community, the vibrancy and connection with other community members and neighbours, that must be carefully nurtured if the population is to grow - we need more community spaces and places for people to gather, for free! Better infrastructure for transportation is also a must to make the island more accessible and affordable. Bike lanes, walking trails and improved, reliable transit are all essential. The ferries also should be made more accessible to locals - more deeply discounted or made free, and the costs can be added to the visitor and tourist costs.	10/7/2025 12:58 PM
300	The peace and quiet.	10/7/2025 12:26 PM
301	I like the urban feel to the rural place. Having world class dining. Having quiet hikes. Access to nature is being eroded since I've lived here. Not enough attention paid to those off the map trails and they are disappearing as development goes unchecked!	10/7/2025 12:11 PM
302	Salt Spring community is the reason why so many people enjoy the island, but we're losing it because average people cannot afford to live and work here due to a housing shortage. We are lucky we have access to many cafes, restaurants, health care, trades people, building supplies, grocery stores but if we don't increase the amount of housing on the island. All that will slowly disappear.	10/7/2025 11:52 AM
303	Peace and quiet. Diversity of the community. Access to arts, culture and great locally grown food.	10/7/2025 11:24 AM
304	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
305	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
306	Island living with all its challenges and rewards. Community spirit. Limited growth. Limited traffic. Natural , protected environment.	10/7/2025 10:26 AM
307	not only protection of this fragile environment, but also repairing much of the damage already	10/7/2025 10:13 AM

	done. Please consider following the recommendations in the document, "Common Ground Consensus for the Future"	
308	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
309	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
310	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
311	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
312	Parks and beaches	10/7/2025 8:58 AM
313	Income diversity in the community, deep connection and relationship with the local ecosystem, thriving local culture.	10/7/2025 8:24 AM
314	Access to lakes for swimming Beaches Hiking trails	10/7/2025 8:12 AM
315	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
316	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
317	The lakes, beaches,trails and Saturday market, Tuesday market also.	10/7/2025 7:11 AM
318	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
319	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
320	Agriculture	10/7/2025 1:42 AM
321	Workforce housing	10/6/2025 10:22 PM
322	Community and culture	10/6/2025 10:20 PM
323	Community	10/6/2025 10:17 PM
324	Community, IT needs to protect the community and culture as much as the environment.	10/6/2025 10:15 PM
325	Community, without more housing the community will be lost	10/6/2025 10:12 PM
326	Rural/Agricultural environment, trees and native vegetation, smaller homes more parks, walking connections, public transit	10/6/2025 10:01 PM
327	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
328	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
329	a glance of rural, quiet zones with accessibility to Ganges village amenities	10/6/2025 9:29 PM
330	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
331	Tourism, housing, service jobs	10/6/2025 8:40 PM
332	The rural life	10/6/2025 8:23 PM
333	Rural character and island environment	10/6/2025 8:22 PM
334	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
335	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
336	Environmental protection. Farms.	10/6/2025 7:52 PM
337	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
338	The small town and rural atmosphere. Over building is as detrimental to a community as under building	10/6/2025 7:39 PM
339	Surroundings of natural environment, including forests, beaches, as well as farmland	10/6/2025 5:13 PM

340	Not too crowded	10/6/2025 11:29 AM
341	Quiet nature spaces, slow pace	10/6/2025 9:36 AM
342	Keep us rural - too much development and housing outside of designated villages.	10/6/2025 9:14 AM
343	All the trails, Parks, ocean access, community	10/6/2025 4:09 AM
344	Nature and limited growth that allows for water sustainability	10/5/2025 5:47 PM
345	No high rises or tall buildings, no chain stores, a diverse community with diverse interset and socioeconomic groups	10/5/2025 3:41 PM
346	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
347	Quiet forested areas and rural lifestyle and non-tourist time in winter!	10/5/2025 11:55 AM
348	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. 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.	10/5/2025 10:34 AM
349	Stop expensive mega homes for the rich and maintain ,increase homes for medium,low income families	10/5/2025 10:03 AM
350	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
351	The natural beauty and pristine environment. The strong sense of community and collaboration.	10/4/2025 1:57 PM
352	“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
353	Sense of community	10/4/2025 6:24 AM
354	The natural world, a diverse, creative and open culture,	10/3/2025 7:38 PM
355	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
356	Small population	10/3/2025 6:44 AM
357	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
358	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
359	All the trees. community gardens. Parks. The pool.	10/2/2025 1:11 PM
360	The natural environment. Limit growth and adopt the Policy statement before you do anything about the OCP	10/2/2025 10:43 AM
361	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
362	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
363	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
364	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
365	Green space	10/1/2025 8:13 PM
366	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
367	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
368	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

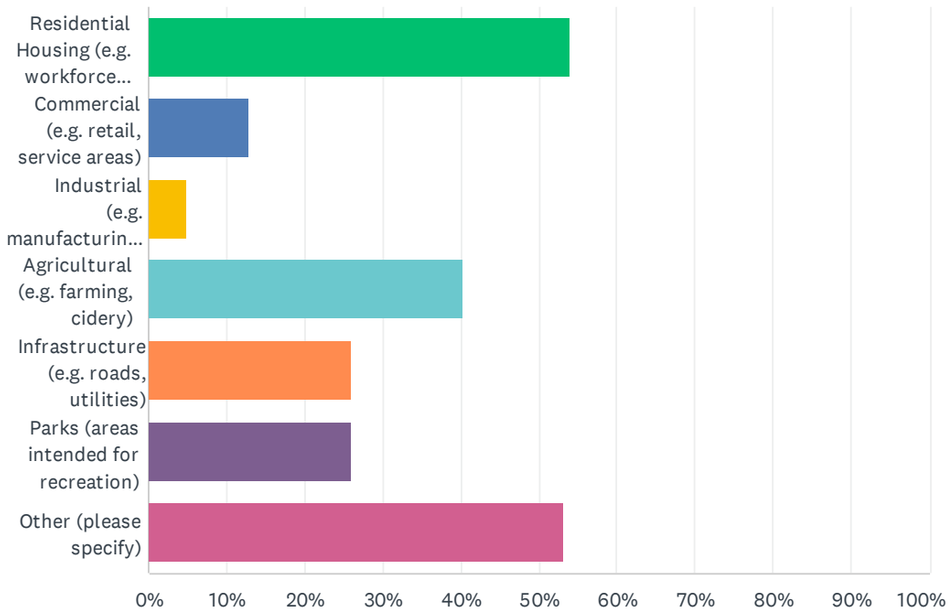
369	Silly question!! Growth has to be contained on the gulf islands as a whole ecosystem. That’s the point of the Legislation, the policy, and the OCP.	10/1/2025 5:51 PM
370	Protection of nature and limit population growth. I moved here over 30 years ago when the population was about 8000 and now it is almost 12,000. This is too much rapid growth.	10/1/2025 5:09 PM
371	The environment	10/1/2025 4:47 PM
372	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
373	Large areas of protected green space	10/1/2025 2:58 PM
374	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
375	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
376	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
377	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
378	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
379	Limit growth	10/1/2025 11:41 AM
380	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
381	Nature preserve areas	10/1/2025 11:38 AM
382	Nature. Indigenous leadership. Quiet. Caring, healthy, community. The arts.	10/1/2025 11:34 AM
383	Access to natural areas. Indepedent businesses rather than chain stores.	10/1/2025 11:33 AM
384	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
385	the preservation of endangered ecosystems	10/1/2025 10:42 AM
386	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
387	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
388	The natural environment.	10/1/2025 9:59 AM
389	The sense of community, belonging and responsibility among the residents.	9/30/2025 3:25 PM
390	Protecting our natural environment, while building affordable housing to preserve the character of our community.	9/29/2025 4:22 PM
391	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
392	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
393	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

394	The natural environment and small community.	9/25/2025 10:21 AM
395	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
396	Community focused infrastructure that encourages people to gather in a non commercial settings for mutual benefits.	9/23/2025 11:24 AM
397	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
398	large parks, long trails, plentiful access to shoreline	9/22/2025 10:56 AM
399	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
400	Preservation of our natural environment with particular attention to water preservation and fire prevention as climate change progresses.	9/20/2025 5:14 PM
401	Preserve and protect SSI just like it says in your mandate.	9/20/2025 2:00 PM
402	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
403	It's nice to live in an agrarian community. We need to do more to protect workers and workforce housing	9/18/2025 11:48 AM
404	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
405	nature	9/18/2025 11:39 AM
406	abundance of nature	9/18/2025 9:09 AM
407	growth limit in the OCP	9/18/2025 8:56 AM
408	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
409	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
410	Quiet. Slower roads, fewer tourists.	9/17/2025 3:23 PM
411	community connection, beautiful nature, people who care	9/17/2025 1:42 PM
412	The low population, rural character, and abundant undeveloped land.	9/17/2025 11:20 AM
413	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
414	Village appeal(small)	9/17/2025 9:57 AM
415	nature, rural character	9/16/2025 8:19 PM
416	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
417	?	9/16/2025 6:39 PM
418	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
419	Farmers, young artists, and families with children.	9/16/2025 5:19 PM
420	I like being part of a small community where I know a lot of people and they know me. I like	9/16/2025 5:11 PM

	feeling part of the community. I like looking out for others.	
421	Sense of community, farmland, having a connection to nature	9/16/2025 4:26 PM
422	Lots of farm land and land growing back into its original condition.	9/16/2025 3:51 PM
423	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
424	The markets on Saturday and Tuesday should be year round, perhaps in the old firehall.	9/16/2025 12:36 PM
425	X	9/16/2025 7:57 AM
426	Garry Oaks and Arbutus trees need protection as they are unique and struggling species.	9/16/2025 7:57 AM
427	The environment. Arbutus trees and Garry oaks are especially vulnerable given the changing climate.	9/16/2025 7:41 AM
428	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
429	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
430	The green spaces and trail system	9/15/2025 8:29 PM
431	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
432	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
433	Tranquility; and the native plants/wildlife.	9/15/2025 4:44 PM
434	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: 468 Skipped: 0



ANSWER CHOICES	RESPONSES	
Residential Housing (e.g. workforce housing)	53.85%	252
Commercial (e.g. retail, service areas)	12.82%	60
Industrial (e.g. manufacturing, warehousing)	4.91%	23
Agricultural (e.g. farming, cidery)	40.38%	189
Infrastructure (e.g. roads, utilities)	26.07%	122
Parks (areas intended for recreation)	26.07%	122
Other (please specify)	52.99%	248
Total Respondents: 468		

#	OTHER (PLEASE SPECIFY)	DATE
1	increased protection of nature	10/24/2025 11:31 PM
2	Affordable housing to keep the workforce that we have on the island.	10/24/2025 11:05 PM
3	affordable housing (controlled pricing?)	10/24/2025 10:24 PM
4	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.	10/24/2025 9:15 PM
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 addresses all of these priorities.	10/24/2025 8:50 PM
6	low impact commercial activity. A lot of this already takes place as low impact home based businesses, plus those living on pensions and investments, which can seem invisible. Community planning that recognizes and fosters non-employment income could lead to low impact economic sustainability.	10/24/2025 8:05 PM
7	a mix of housing that gives workforce and low income a place to live but also gives visitors places to stay, And seniors!	10/24/2025 7:34 PM
8	Natural reserve spaces.	10/24/2025 6:56 PM
9	Develop a nature-based tourism industry that honors Indigenous history through eco-friendly initiatives (e.g., cultural tours, protected parklands) to drive economic growth, create jobs for residents, and preserve Salt Spring’s unique environmental and cultural identity.	10/24/2025 5:09 PM
10	affordable residential housing specifically for workers and low-income people	10/24/2025 4:35 PM
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	10/24/2025 4:34 PM

	Consensus for the Future addresses all of these priorities.	
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 addresses all of these priorities.	10/24/2025 3:48 PM
13	More Nature Reserves to help sustain the things that brought the ITA to be a place worth visiting and living in. That was the purpose of creating the Islands Trust.	10/24/2025 3:44 PM
14	None of the above. The Island already has it's own economic sustainability	10/24/2025 3:30 PM
15	More nature reserves	10/24/2025 3:29 PM
16	Nature reserves that are not intended for recreation are also needed. This question assumes that fostering economic sustainability is desirable without defining what is meant by that. I cannot accept that undefined economic sustainability should be fostered regardless of the impact on environmental sustainability.	10/24/2025 3:10 PM
17	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.	10/24/2025 2:57 PM
18	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.	10/24/2025 2:49 PM
19	Nature Reserves	10/24/2025 2:47 PM
20	More family doctors	10/24/2025 2:45 PM
21	leading question… it doesn't need any development.	10/24/2025 2:26 PM
22	make it a destination for non motorized transport vacationing (walking, cycling etc)	10/24/2025 1:54 PM
23	no more roads, need to maintain the ones we have	10/24/2025 1:41 PM
24	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.	10/24/2025 1:18 PM
25	nous-led land stewardship opportunities	10/24/2025 1:04 PM
26	More rental properties and affordable housing	10/24/2025 1:00 PM
27	protected conservation land, larger tracts of farm land	10/24/2025 12:50 PM
28	maintaining the infrastructure we have now, which is sadly neglected	10/24/2025 12:43 PM
29	Protected lands and parks.	10/24/2025 12:28 PM
30	non market affordable housing	10/24/2025 12:27 PM
31	More nature reserves to enhance climate change resilience	10/24/2025 11:20 AM
32	A more holistic approach is needed for this question. I support the The Common Ground Consensus for the Future	10/24/2025 11:15 AM
33	Non market workforce housing	10/24/2025 11:10 AM
34	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.	10/24/2025 9:27 AM
35	More nature reserves	10/24/2025 8:54 AM
36	Continue to keep the island green with lots of trees, as tourists like to come here for a nice ambience. Tourism is what keeps Ganges alive. If we get too wrapped up in thinking of it as a battle against tourists, we will kill many Ganges businesses. Continue to have interesting events and green space and nature protections here.	10/24/2025 8:02 AM
37	Spots for tiny homes	10/23/2025 11:57 PM
38	Workforce housing is top; all others are important and we should not be forced to choose. Appropriate rezoning would accommodate all of the needs listed here. I support most of what is presented in the "Common Ground Consensus for the Future" report presented by TSS to the SSILTC in terms of the positive impact of the reports suggestions on economic sustainability, especially around alternative home types being legalized and incentivized in a clustered, eco-friendly manner..	10/23/2025 11:39 PM
39	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.	10/23/2025 10:48 PM
40	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.	10/23/2025 10:36 PM
41	Please note, it is important rather than choosing between crucial priorities, all of which are interconnected, Salt Springers want to support a comprehensive solution that is inclusive of everything listed above. The Common Ground Consensus for the Future addresses all of these priorities.	10/23/2025 10:02 PM
42	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	10/23/2025 9:39 PM

	Consensus for the Future addresses all of these priorities.	
43	Holistic solutions which integrates residential, commercial, agriculture, and parks. these asp	10/23/2025 9:00 PM
44	Non-market affordable housing.	10/23/2025 8:47 PM
45	Public support for artisans	10/23/2025 7:49 PM
46	Walking trails, so that we can get around on foot instead of always being forced into our cars. Note that this does not mean sidewalks. The gravel trails are wonderful.	10/23/2025 7:37 PM
47	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.	10/23/2025 6:09 PM
48	More nature reserves	10/23/2025 5:39 PM
49	Nature reserves	10/23/2025 5:18 PM
50	Nature Reserves, and parks for low-intensity recreation, health etc.	10/23/2025 5:10 PM
51	leisure facilities	10/23/2025 1:35 PM
52	Preserve the freshwater lakes	10/23/2025 1:25 PM
53	improved water view/ access, boardwalk in Ganges	10/23/2025 12:52 PM
54	The solution must consider all these choices. The Common Ground Consensus for the Future addresses all of these priorities.	10/23/2025 11:44 AM
55	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.	10/23/2025 10:41 AM
56	Local - land and housing trust - to eliminate real estate, development exploitation -	10/23/2025 7:38 AM
57	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.	10/23/2025 12:04 AM
58	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.	10/22/2025 10:50 PM
59	Natural ecosystem conservation and renewal should be added to the list. The Common Ground Consensus for the Future addresses all of these priorities.The Common Ground Consensus for the Future addresses all of the listed priorities which are interconnected and can be considered as outlined in the concensus document..	10/22/2025 9:24 PM
60	The Islands Trust mandates environmental sustainability and as such any activity should meet measurable ecological targets(ie. water consumption, energy efficiency, ecosystem protections tied to established carrying capacity of this island.	10/22/2025 8:12 PM
61	More undeveloped land for public use.	10/22/2025 7:09 PM
62	A strong commitment to arresting the ongoing degradation of our ecosystems. All our ecosystems are in declining health and should that continue, the island may become uninhabitable.	10/22/2025 6:36 PM
63	some imaginative approach to take the pressure off Ganges; if we provide more housing, the population will grow; where are they going to shop?	10/22/2025 4:07 PM
64	places turned into year-round markets, like old firehall in Ganges.	10/22/2025 3:01 PM
65	NB Workforce housing near main villages, NOT spotted everyhere AND affordable ????	10/22/2025 1:02 PM
66	More nature reserves	10/22/2025 12:57 PM
67	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.	10/22/2025 12:32 PM
68	I support housing by laws & community living that provides for the WORKFORCE of salt spring.	10/22/2025 11:25 AM
69	More nature reserves	10/22/2025 10:51 AM
70	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	10/22/2025 10:22 AM
71	We needn't choose among these crucial priorities. They are interconnected.	10/22/2025 10:17 AM
72	natural reserves, less growth; visitors and homeowners do not come to the island to see growth. they come to get away from it.	10/22/2025 10:05 AM
73	We need non-market affordable housing. We cannot rely on the private market sector to accomplish this.	10/22/2025 9:16 AM
74	Sorry - it doesn't need more of any of the above. Apart from parks any increase in any of the other choices above will only result in too many people here and then the cycle will start anew....	10/22/2025 9:10 AM
75	Limits on tourist accommodations locals are in competition with them for housing housing	10/22/2025 5:38 AM

	,more nature reserves	
76	Conservancy Land	10/21/2025 11:17 PM
77	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.	10/21/2025 10:54 PM
78	A greater emphasis on and supprt for buying local.pp buying local.	10/21/2025 9:20 PM
79	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. Nature reserves and marine protected areas are missing from your list.	10/21/2025 7:25 PM
80	And I believe these can and must be carried out within the context of protecting the natural environment (see again “Common Ground Consensus for the Future” report prepared by Transition Salt Spring.)	10/21/2025 5:39 PM
81	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.	10/21/2025 4:11 PM
82	Sustainable infrastructures that involvesSolar and Water conservation innovations. The existing main road bcrossing the Island be designated a residential road and its administration be assigned to the local Island authorities.	10/21/2025 3:42 PM
83	Services for families, activities, centres for community development	10/21/2025 3:07 PM
84	infrastructure that emphasizes green technology and self reliance, using our environment without damaging it.	10/21/2025 2:06 PM
85	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.	10/21/2025 1:55 PM
86	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.	10/21/2025 1:40 PM
87	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.	10/21/2025 1:24 PM
88	My father lost his job and immediately lost his housing because it was tied to employment. 'Workforce housing' creates that exact vulnerability. We need housing with security regardless of employment status.	10/21/2025 1:13 PM
89	Restrictions on AirBnB type businesses, higher taxes for vacation houses.	10/21/2025 11:39 AM
90	(2) Active transportation infrastructure. (3) Tourism (accommodation, services)	10/21/2025 10:53 AM
91	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.	10/21/2025 10:37 AM
92	Retain rural nature of the island not recreating urban East Vancouver and urban sprawl	10/21/2025 10:35 AM
93	Appropriate retail and hospitality that reflects the artisans, farmers, etc and joins them with experiences.	10/21/2025 9:57 AM
94	Similar to my previous response, 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.	10/21/2025 6:47 AM
95	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.	10/21/2025 5:21 AM
96	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.	10/20/2025 10:21 PM
97	Night life! Night markets, nights in the park, festivals at the farmers institute	10/20/2025 6:22 PM
98	Ongoing education for scientic	10/20/2025 6:05 PM
99	Every healthy economy needs the first three without question. We do not have a healthy economy, not even close. Agriculture and Parks are a nicety and high on Salt springers list but they will fail without a strong economy and/or Salt Springers will fail at making ends meet and enjoying the life they want on the island. Infrastructure ti support a strong economy is the Job of our (SSI version)government. They are intentionally failing miserly at that	10/20/2025 5:54 PM
100	nature reserves	10/20/2025 5:29 PM
101	There have to be creative solutions to encourage balance and environmentally conscious growth	10/20/2025 4:25 PM
102	Restriction on short term rental housing for tourism——it depletes the rental housing for workers	10/20/2025 3:56 PM
103	Mental health care for children and families, for addiction services, for trauma treatment.	10/20/2025 3:35 PM
104	The Common Ground document outlines ways that embraces multiple priorities - I support the	10/20/2025 2:56 PM

	findings in that document	
105	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.	10/20/2025 2:52 PM
106	Efficient public transportation to reduce the car traffic.	10/20/2025 1:13 PM
107	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.	10/20/2025 12:36 PM
108	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.	10/20/2025 11:15 AM
109	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.	10/20/2025 9:21 AM
110	I don't think we can choose just three of the above. We need to integrate all of the above. The Common Ground Consensus for the Future addresses all of these priorities.	10/20/2025 7:56 AM
111	Bike paths and road shoulders	10/20/2025 6:40 AM
112	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.	10/19/2025 11:55 PM
113	We actually need to work on making life cheaper: better transit and bike lanes so you don't need a car, a proper community market with good affordable local food.	10/19/2025 10:29 PM
114	A balance of all of the choices within the overall Trust mandate, "Residential" to address only a demonstrated need for housing that is affordable. not any	10/19/2025 3:30 PM
115	Housing dedicated to workforce - not fancy mansions. Strictly apartment type units that will allow healthcare workers and grocery store employees to live on island	10/19/2025 10:32 AM
116	Housing dedicated to workforce - not fancy mansions. Strictly apartment type units that will allow healthcare workers and grocery store employees to live on island	10/19/2025 10:32 AM
117	Housing for health care workers	10/19/2025 9:28 AM
118	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.	10/18/2025 3:50 PM
119	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.	10/18/2025 11:55 AM
120	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.	10/18/2025 9:12 AM
121	Sensitization along transit lines	10/18/2025 8:37 AM
122	All of these are priorities and should all be addressed	10/17/2025 9:23 PM
123	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	10/17/2025 9:21 PM
124	Meaningful protection for natural areas (forests, wetlands, etc.), to preserve and enhance their role in climate change mitigation.	10/17/2025 3:40 PM
125	It's all important, and interconnected.	10/17/2025 10:55 AM
126	acceptance of natural island limitations, on water use etc, and emergent climate change conditions.	10/17/2025 9:30 AM
127	Campsites - Specifically zoned for such use, residential only as a secondary use.	10/17/2025 7:50 AM
128	Ultimately reducing how many new people move to the island would be smart, probably not realistic. a movement towards smarter business like aquaculture that can provide good jobs for locals, without pollution.encouraging less tourism and better community.we spend so much time getting tourist but most of us can't even enjoy town on a weekend anymore.	10/17/2025 7:47 AM
129	Let's not feel we have to sacrifice any of these important issues. Consider the balanced plans set forth in the Common Ground Consensus for the Future	10/16/2025 9:02 PM
130	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.	10/16/2025 6:50 PM
131	I don't like this list when all of these are interconnected. The linearity forces me into false priorities. I would like a more holeistic approce that consiterest all of this and more.	10/16/2025 3:12 PM
132	A Culture Plan, to amplify and unify what is already in place. Someone needs to compile all the community intakes over the past few years and filter out what is needed.	10/16/2025 2:18 PM

133	We need to balance all types within the Trust mandate. "Residential"would be limited as noted earlier, to needed and affordable.ed and affordable housing, not just workforce.	10/16/2025 1:41 PM
134	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.	10/16/2025 11:47 AM
135	These are interconnected, we need to foster sustainable housing in green spaces, not mega mansions in clearcuts. The Common Ground Consensus for the Future addresses all of these priorities.	10/16/2025 10:10 AM
136	Home based businesses, higher density housing in strategic places, and parks are important. Light industry should NOT have importance on the island.	10/16/2025 9:36 AM
137	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.	10/16/2025 8:12 AM
138	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.	10/15/2025 10:11 PM
139	rather than choosing between crucial priorities, all of which are interconnected, I support solutions that embraces all of them. The Common Ground Consensus for the Future addresses all of these priorities. 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.	10/15/2025 9:14 PM
140	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.	10/15/2025 8:31 PM
141	I agree with the ideas in the "Common Ground Consensus for the Future." Workforce housing and ecologically-focussed tourism along with a strong farming culture are key to our economic viability.	10/15/2025 8:24 PM
142	Sanctioned mountain biking trails, completion of the Salish Sea trail sections on Salt Spring Island including mixed-use trails along Fulford Ganges Road and Vesuvius Bay Road	10/15/2025 8:21 PM
143	WORDS: 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.	10/15/2025 8:03 PM
144	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.	10/15/2025 7:40 PM
145	all of the above are important	10/14/2025 9:45 PM
146	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.	10/14/2025 9:01 PM
147	I chose parks because without them who wants to visit here or live here? Tourism is definately an economic reality here. I did not tick "workforce housing" because that sounds so eletist , and to me implies townhouses with no breathing room. I'd love to see innovative housing for both the young and the very old combined, with garden areas and common areas all can enjoy..	10/14/2025 6:01 PM
148	Open mindedness with regard to home based retail business	10/14/2025 4:53 PM
149	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.	10/14/2025 11:08 AM
150	nurture a return to small 'cottage' industries and allow for housing that allows for home based business and/or 'live/work' mutli-unit developments.	10/14/2025 10:59 AM
151	Please less massive properties for the rich. Less of these and more space for working people that support our community.	10/14/2025 4:48 AM
152	We need to lower our expectations of what is available while living in a park. Period. That standard needs to be promoted and understood.	10/14/2025 4:13 AM
153	It is not possible ot create more infrastructure. We have to live with what we have, built more affordble housing in Ganges.	10/13/2025 12:41 PM
154	We need more nature RESERVES, as opposed to parks intended for recreation. Our native birds and animals need large and unspoiled tracts of land.	10/13/2025 10:40 AM
155	I see all of the above options not as mutually exclusive but as interconnected. We can't do one without considering the others. We all have our interests and we need to look at the bigger picture and work collaboratively.	10/12/2025 2:23 PM
156	Rather that Parks for recreation, natural areas should be protected, especially intact ecosystems. A fine example of green infrastructure are wetlands like Blackburn lake that mitigate storm water. Protecting shorelines vulnerable to sea rise should be reflected more strictly in allowable building setbacks - further away from shorelines. Situations like the Baker beach argument need to be addressed so wealthy homeowners don't use their legal/weath advantages to destroy sensitive shoreline areas for the sake of their mansions that were poorly situated.	10/12/2025 11:51 AM

157	Traffic is getting out of control. Parking in Ganges is becoming increasingly difficult so some parking areas need to be provided with reasonable foot access to town.	10/12/2025 8:36 AM
158	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.	10/11/2025 7:44 AM
159	Ecologically oriented industries, education opportunities and tourism	10/10/2025 3:33 PM
160	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.	10/10/2025 3:13 PM
161	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.	10/10/2025 2:35 PM
162	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.	10/10/2025 10:15 AM
163	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.	10/10/2025 9:10 AM
164	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.	10/9/2025 9:50 PM
165	More community gathering spaces	10/9/2025 1:23 PM
166	More community commercial kitchens that have a focus on multiple businesses operating at once. Salt Spring is a meca for locally produced food goods and scaling these could drive our economy. If there were more commercial kitchens available that were not just suited for one business to operate at a time, but a kitchen were multiple business can operate at once. This is because many businesses don't need a huge production kitchen, they just need an oven, maybe a mixer, a counter, and a dishwasher. Think of Top Chef Canada, where there are stations. Like a classroom kitchen, but certified commercial. If this existed on Salt Spring I guarantee the amount of small food business would increase with a relatively low footprint on the land.	10/9/2025 11:24 AM
167	Limited amounts of more industrial and commercial use -- LOCALLY ORIENTED -- is acceptable. Tourism is proving to be a plague, yet its benefits (that many islanders rely upon it) ought to be considered... not dominating, but considered.	10/9/2025 9:59 AM
168	we must balance all of these equally - as they are all essential - can we take a lens of balanced planning between all of these? none of these can survives without the other in an island setting - that could become even more remote as time goes on.	10/9/2025 9:43 AM
169	More than anything I think we need endless walking/biking trials that connect the island so we can move around without congestion and in safety. Less cars on the road is crucial. Ganges/fulford is so ugly and overwhelming with all the cars. I witness road rage all the time when I worked in Ganges. Trails first!	10/9/2025 8:11 AM
170	Workforce housing specifically, so not just as an example of residential. Not more mansions.	10/8/2025 10:08 PM
171	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.	10/8/2025 8:17 PM
172	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.	10/8/2025 11:23 AM
173	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.	10/8/2025 9:04 AM
174	Nature reserves- not for recreation but to conserve species at risk.	10/8/2025 8:42 AM
175	Bylaw enforcement, all the bylaws, not a pick and choose approach.	10/8/2025 8:19 AM
176	These issues are all interconnected. Strong local businesses, affordable housing, and environmental stewardship all support one another. The Common Ground Consensus for the Future recognizes this and offers an integrated approach that reflects the community’s collective vision.	10/8/2025 7:11 AM
177	Forest cover, green belts - all lead to economic stability	10/7/2025 10:11 PM
178	Protection of our beautiful island.	10/7/2025 9:12 PM
179	There's really no need to force a choice between necessities (well, maybe not too much "industrial"). Again, I urge you to consult the report I referred to earlier.	10/7/2025 5:46 PM
180	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 4:31 PM
181	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.	10/7/2025 3:38 PM

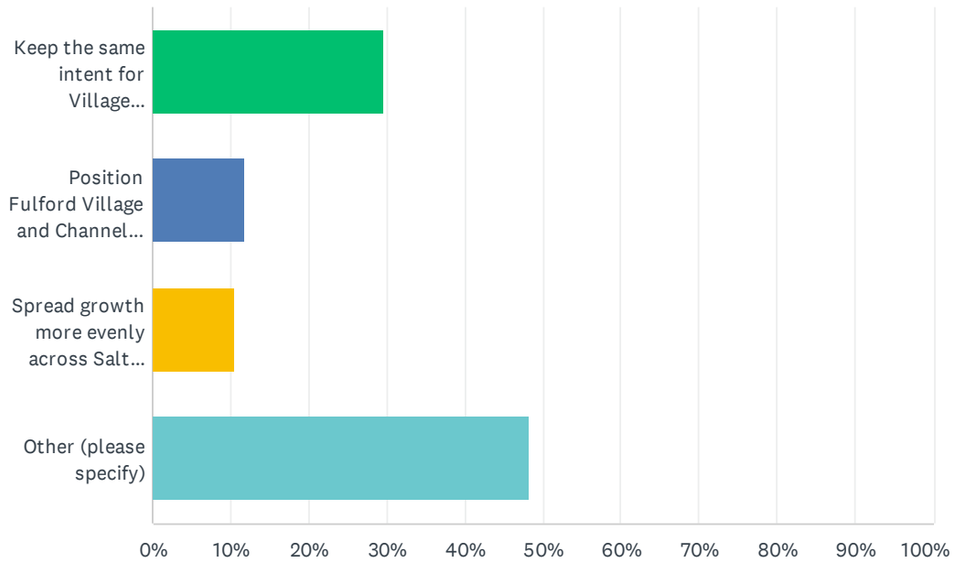
182	I know housing is an issue, but it is not the only issue facing the workforce. Many workers have places to live, but are still struggling to make ends meet. The cost of living on this island is truly out of control and there needs to be more of an effort made to support locals living here. In my opinion there is an opportunity to leverage the economic input from tourists (who often earn MUCH higher wages off island) to help support the local working class. It's so sad to me that most people have to either leave the island (physically) or go online to make a decent wage. We need higher wages AND to make basic needs easier to meet by reducing costs of food, transportation, etc.	10/7/2025 12:58 PM
183	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
184	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
185	Alternative housing-secondary suites, tiny homes, worker cottages.	10/7/2025 10:27 AM
186	Clever and strict Resource management, especially water, waste and recreational areas.	10/7/2025 10:26 AM
187	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
188	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
189	Continued and expanded support of small businesses and programs for those who struggle economically.	10/7/2025 9:21 AM
190	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
191	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
192	Childcare	10/7/2025 8:58 AM
193	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
194	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
195	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
196	Responsible tourism that focuses on our wellness services and nature resources	10/7/2025 5:56 AM
197	Community owned transit	10/7/2025 1:42 AM
198	Affordable Public transportation	10/6/2025 9:46 PM
199	Conservation Land which in turn will support its community, tourism etc.	10/6/2025 7:52 PM
200	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
201	More Nature Reserves	10/5/2025 5:47 PM
202	Trails and nature areas accessible to everyone	10/5/2025 3:41 PM
203	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
204	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
205	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
206	Greater densification of Ganges to promote year-round living that also does not require cars	10/4/2025 1:57 PM
207	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
208	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
209	More nature reserves	10/3/2025 4:02 PM
210	We need non-market, affordable housing, with strict agreements that ensure it remains affordable. Priority should be on workforce housing.	10/2/2025 9:31 AM

211	Sports facilities, baseball/ softball and soccer	10/2/2025 6:46 AM
212	Good internet and few restrictions on home based business	10/1/2025 7:54 PM
213	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
214	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
215	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
216	Below market housing	10/1/2025 5:09 PM
217	Salt Spring Island Conservancy land protection	10/1/2025 4:47 PM
218	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
219	Active transport options, such as bike lanes, new trails that link towns off roads.	10/1/2025 2:58 PM
220	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
221	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
222	Eliminate shot term rental	10/1/2025 11:41 AM
223	protected green space, conservation areas	10/1/2025 11:40 AM
224	More nature preserves	10/1/2025 11:38 AM
225	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
226	Protected natural areas. Farming (food, not necessarily wine and cider). Protected Water sheds. Tree bylaw.	10/1/2025 11:30 AM
227	A permanent year round market in a building such as the middle school	10/1/2025 10:29 AM
228	support for new environmentally friendly business	10/1/2025 10:12 AM
229	Parks and Protected areas intended to preserve the natural environment - not with a view to provide recreation.	10/1/2025 10:12 AM
230	Only build affordable housing, not more high-priced condos and houses	10/1/2025 9:59 AM
231	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
232	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 1:17 PM
233	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
234	Nature reserves	9/25/2025 10:21 AM
235	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

236	Preserve the environment.	9/20/2025 2:00 PM
237	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
238	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
239	off season tourism	9/18/2025 9:09 AM
240	nature reserves	9/18/2025 8:56 AM
241	Less is more. Quit trying to be like every other suburb.b	9/17/2025 3:23 PM
242	Bike and walking paths	9/17/2025 9:57 AM
243	non-market housing guaranteed to go to workers	9/16/2025 8:19 PM
244	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
245	Test	9/16/2025 7:57 AM
246	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
247	Large areas of permanently protected areas such as the NCC Land in the old Beach property.	9/15/2025 4:55 PM
248	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: 433 Skipped: 35



ANSWER CHOICES	RESPONSES	
Keep the same intent for Village Designations as the existing OCP.	29.56%	128
Position Fulford Village and Channel Ridge Village as potential areas for new housing development, subject to servicing.	11.78%	51
Spread growth more evenly across Salt Spring Island.	10.39%	45
Other (please specify)	48.27%	209
TOTAL		433

#	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.	10/24/2025 9:17 PM
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.	10/24/2025 8:53 PM
3	Keep growth in Ganges and Fulford. Channel ridge should not be developed on. The island can only support so much.	10/24/2025 8:45 PM
4	same general intent for village designations, to protect outlying areas from sprawl, but need to reconfigure Ganges to plan for future sea level rise.	10/24/2025 8:09 PM
5	spread growth evenly while prioritizing agricultual land needed for our own food security	10/24/2025 7:42 PM
6	Unrestrained growth risks Salt Spring Island’s fragile ecosystems and unique character. Sustainability should come first, but if growth is necessary, it should occur only in Ganges Village, the existing hub, to protect the natural and cultural integrity of Fulford Village and Channel Ridge Village for the next 20 years.	10/24/2025 5:16 PM
7	The Village Designations should include Ganges, Fulford and Vesuvius, not Channel Ridge. Existing infrastructure and transit options exist in Ganges, Fulford and Vesuvius. CR can be a residential area, but not a Village. The densification of housing in Ganges is top priority. That allows the rest of the island to remain rural with minimal environmental impact. Spreading growth evenly across the island has highest environmental impact and is the opposite of "preserve and protect". It is also the most costly to service for the local government.	10/24/2025 5:06 PM
8	There is no village on Channel Ridge, I think it should be a park. I think Ganges, Fulford, and	10/24/2025 4:51 PM

	possibly Fernwood could be sensitively developed with regard to fresh water.	
9	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.	10/24/2025 4:39 PM
10	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.	10/24/2025 3:52 PM
11	Ganges is only sensible place, and then it should be truly affordable housing that remains legally enforced as such.	10/24/2025 3:48 PM
12	Ganges is the only viable village for growth, This is where affordabe and worker housing should go , but only with legal agreements to assure affordability.	10/24/2025 3:36 PM
13	Future growth should take place in Ganges. "Ensuring enough supply to meet current and future needs" (as suggested in question 8) should NOT be an objective. Providing housing for everyone who might want to move to Salt Spring violates the original (still relevant) rationale for establishing the Islands Trust.	10/24/2025 3:22 PM
14	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.	10/24/2025 3:00 PM
15	Ganges is the location where growth sould take place.	10/24/2025 2:54 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. Please see the Common Ground Consensus for the Future, for a package of proposals that offers a more holistic answer than this question allows.	10/24/2025 2:53 PM
17	No new growth needed if we better managed existing stock, some houses sit empty 11 months a year.	10/24/2025 2:32 PM
18	Focus on Ganges Village	10/24/2025 2:11 PM
19	Growth concetratedin Ganges and surrounding area but also anywhere there is good transit, pathways	10/24/2025 1:57 PM
20	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.	10/24/2025 1:21 PM
21	Would like to be able to access more services in the south end of the island (grocery/food focus) and also support having the main hub be ganges	10/24/2025 1:10 PM
22	Ganges to be the only hub. Channel Ridge is unsuitable for many reasons.	10/24/2025 12:54 PM
23	Ganges Village only but not beyond the existing growth limits in our existing OCP except for non market housing	10/24/2025 12:35 PM
24	Keep the growth in Ganges. Please do not create more rural sprawl. Channel Ridge development will never be affordable and there is little water there.	10/24/2025 12:32 PM
25	Providing more flexible opportunities in the village areas of Ganges, Fulford, Vesuvius, Channel Ridge and Fernwood as well as secondary infill across the island, such as ADU's and clustered housing proposals on willing properties.	10/24/2025 12:26 PM
26	Zoning is already in place for 5000 people	10/24/2025 11:19 AM
27	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.	10/24/2025 9:28 AM
28	What about Fernwood or Vesuvius?	10/24/2025 12:07 AM
29	I support focussing growth in all village nodes (Fulford, Ganges and Vesuvius, also Fernwood and Long Harbour/Scott Point). Water is not a barrier if rainwater solutions for potable use are incentivized and if rainwater for nonpotable outdoor uses is mandated for all new construction. Please see the Common Ground Consensus for the Future, for a package of proposals that offers a more holistic answer than this question allows.	10/23/2025 11:54 PM
30	Developing Channel Ridge for affordable housing was one of the proposals going into the	10/23/2025 10:52 PM

	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.	
31	This question is too limited in its options. Developing Channel Ridge for affordable housing was one of the proposals going into the Common Ground Summit, but it did not receive much support, because of concerns about water availability and distance from town. There were other proposals that a majority felt were better priorities to explore which are set out in the Common Ground Consensus for the Future. These offer a more holistic answer than this question allows.	10/23/2025 10:45 PM
32	No to spreading growth out evenly across the island. This will result in more habitat loss. Channel Ridge is not viable, in my view, due to access and water issues. It should be purchased by the community as parkland and restored to a more natural state. Therefore, encouraging needed development in Ganges is my priority.	10/23/2025 10:40 PM
33	Expand walkable, workforce housing in Ganges with housing above shops.	10/23/2025 10:20 PM
34	Allow more sustainable community farms with intention.	10/23/2025 10:14 PM
35	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 comprehensive answer than this question allows.	10/23/2025 10:09 PM
36	Identify better areas for higher density than Fulford or Channel Ridge. Support development in Ganges and other areas with sufficient water, sewerage disposal options and develop cluster housing.	10/23/2025 9:54 PM
37	Channel Ridge makes no sense as a village for a variety of reasons. Cluster housing in other more accessible areas should be considered. Channel ridge could be less dense residential given the disturbance that has already taken place.	10/23/2025 9:18 PM
38	According to the existing OCP, there is a projected possible increase of 5000 people with the zoning currently in place. The only ways of designating specific areas for growth is to down-zone existing properties or find some way of transferring densities to other areas. Both are frought with controversy and conflict.	10/23/2025 9:06 PM
39	Commercial activity should not be limited to designated areas.I, as this is what creates traffic. We should be allowed to have small neighborhood pubs, cafes all over the island, provided that they’re appropriate to the character and scale of the neighborhood and don’t require excessive infrastructure. Also, businesses should be allowed to operate without having to provide parking, especially if they are accessible by bike or on foot.	10/23/2025 7:57 PM
40	I like Ganges village the way it is. Small and	10/23/2025 7:14 PM
41	Any growth should be truly affordable, and in Ganges.	10/23/2025 6:41 PM
42	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.	10/23/2025 6:11 PM
43	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.	10/23/2025 5:47 PM
44	Only affordable housing should be the focus, and Ganges is the only place that has the necessary connections that will not require major additional services, roads etc. The only additional housing should be, as is specified in current OCP policy - B.2.1.2.1 , whereby all further growth is limited to our need for affordable housing. So new construction requires having fully binding legal agreements in place to ensure that is what it serves and what it remains as into the future.	10/23/2025 5:30 PM
45	Please see the Common Ground Consensus for the Future for a package of proposals that offers a more holistic answer than this question allows.	10/23/2025 11:57 AM
46	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.	10/23/2025 10:46 AM
47	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.	10/23/2025 12:08 AM
48	Fulford and Ganges and Central or Fernwood. Also - 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	10/22/2025 10:54 PM

	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.	
49	Ganges Village only and any development should meet measurable ecological targets(ie. water consumption, energy efficiency, ecosystem protections tied to established carrying capacity of this island.	10/22/2025 8:19 PM
50	Theoretically Fulford; but not without some serious solutions to the access and water constraints	10/22/2025 4:14 PM
51	To protect large tracts of SSI's ecosystems, I support a carefully managed concentration of development in appropriate areas. Due to well documented concerns about the long term sustainability of groundwater resources for current residents of SSI- particularly those not connected to the NSSWD system, I don't support further intensification of development in the ganges region unless significant investment is first made in water infrastructure, including both storage and distribution. Without such investment, additional development risks exacerbating long term water insecurity and undermining community resilience.	10/22/2025 2:58 PM
52	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.	10/22/2025 1:05 PM
53	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.p	10/22/2025 12:38 PM
54	Growth should be permitted across SSI, although creating a secondary ‘village’ in Fulford creates a more sustainable community. I do not personally believe channel ridge is a realistic or practical option.	10/22/2025 11:37 AM
55	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	10/22/2025 10:29 AM
56	The Channel Ridge Village proposal is no longer relevant. We should focus on Ganges and Fulford, perhaps Vesuvius if there is room for change.	10/22/2025 10:22 AM
57	Only Ganges should see an increase. And if Ganges cannot accommodate, then growth should cease.	10/22/2025 10:15 AM
58	None of the a above	10/22/2025 9:23 AM
59	Keep growth in Ganges Village. Channel Ridge lacks water and is too far away from Ganges, increasing driving and carbon emissions.	10/22/2025 9:21 AM
60	Again - no new housing developments, unless they are rent subsidized houses for people who are in fact long time members of the community. Keep it within the town area of Ganges, perhaps up Rainbow Road.	10/22/2025 9:18 AM
61	Commercial and cultural hub good. residential could be more dispersed.	10/22/2025 9:06 AM
62	Not sure on a channel ridge village? Fulford is an existing village but is a total mess of ferry traffic and residential users. I think it needs a total redesign and unfortunately there is not much space for growth there. Channel ridge seems limited with its water constraints and it doesn’t have a village of any kind so I don’t know about this.	10/22/2025 7:58 AM
63	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.	10/21/2025 10:57 PM
64	Ganges Village, especially since the improvement of the road. Fulford Village has little room for growth.	10/21/2025 10:12 PM
65	Ganges is the only viable village for growth. This is where affordable and worker houising should go, but only with legal agreements to assure affordability.	10/21/2025 7:40 PM
66	Concentrated focus on Ganges only. The island needs to maintain the present rural/irban mix	10/21/2025 5:50 PM
67	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.	10/21/2025 4:35 PM
68	Add Vesuvius as another centre.	10/21/2025 4:12 PM
69	Growth away from the Ganges Village core, but extending outward, to Rainbow Road, Robinson road and Upper Ganges Road areas.	10/21/2025 3:13 PM
70	Providing housing in Ganges in conjunction with commercial use will keep the Village a vibrant area. Other housing should be along the major arteries to encourage public transit and limit	10/21/2025 2:19 PM

	further vehicle use.	
71	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.	10/21/2025 1:58 PM
72	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.	10/21/2025 1:45 PM
73	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.	10/21/2025 1:44 PM
74	Keep to the original designations and add Channel Ridge	10/21/2025 1:25 PM
75	Fulford does not have room to grow. Islands Trust screwed it up many years ago.	10/21/2025 1:23 PM
76	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.	10/21/2025 11:44 AM
77	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.	10/21/2025 10:40 AM
78	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	10/21/2025 6:50 AM
79	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.	10/20/2025 10:24 PM
80	Ganges Village	10/20/2025 5:33 PM
81	yes to density in Fulford and Ganges, but Channel Ridge or other new village sites would need solid water availability, transit and commercial investment to ensure walkability.	10/20/2025 4:37 PM
82	I was struck that this question seems to be very narrow and constrained - there are other options than the ones outlined. Again, the Common Ground document paints a more helpful picture of the options.	10/20/2025 3:06 PM
83	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.	10/20/2025 2:55 PM
84	see the Common Ground Consensus for the Future, for a package of proposals that offers a more holistic answer than this question allows.	10/20/2025 12:39 PM
85	I'd encourage development near schools, hospitals, and grocery stores. Particularly in the Rainbow, Norton, Ganges Hill, and even upper Ganges area. This is to encourage young families and the workforce to feel safe walking and biking. Children should be able to walk to school! Fulford needs more commercial zoning but is predominantly unfit for residential development and better suited to an arts culture, eco-tourism, and agriculture.	10/20/2025 11:20 AM
86	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	10/20/2025 11:16 AM

	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.	
87	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.	10/20/2025 9:27 AM
88	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.	10/20/2025 8:03 AM
89	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.	10/20/2025 12:00 AM
90	Not channel ridge, there is no water! Best to slowly grow around the ferry terminals and Fernwood.	10/19/2025 10:40 PM
91	Also grow Ganges up Rainbow rd	10/19/2025 8:52 PM
92	Mostly in or close to Ganges Village with possible areas in Fulford only.	10/19/2025 3:37 PM
93	I think Ganges should be the focus. No room in Fulford and Channel ridge development has been a disaster and pressure should not be increased development wise in the North End	10/19/2025 10:42 AM
94	Keep it limited to Ganges and Fulford villages only. Not in support of Channel Ridge development.	10/19/2025 10:10 AM
95	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.	10/18/2025 3:56 PM
96	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.	10/18/2025 11:55 AM
97	What village in channel ridge?? There are no stores?	10/18/2025 9:17 AM
98	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.	10/18/2025 9:16 AM
99	Channel Ridge does not appear to be a good location for new housing given it's lack of transportation and water issues.	10/17/2025 9:35 PM
100	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.	10/17/2025 9:23 PM
101	Ganges Village. There's virtually no room for growth in Fulford, and the idea of the Channel Ridge "village" is outdated.	10/17/2025 3:52 PM
102	Check the Common Ground results for other proposals	10/17/2025 11:08 AM
103	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.	10/17/2025 9:48 AM
104	focus on limiting growth, respecting natural island limitations, preserving the natural environment	10/17/2025 9:44 AM
105	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.	10/17/2025 7:53 AM
106	Spread growth more evenly across SSI but also develop Ganges into a residential,	10/17/2025 6:23 AM

	commercial, cultural AND agricultural hub. More concentration in Ganges will reduce ecosystem harm across the island; however, better access to cultural and commercial services across the island is needed.	
107	I rented in the Channel Ridge area and it is not a good area to develop for more housing, it is so dry, that cell tower is unhealthy, and it is out of the way. Please see the Common Ground Consensus for the Future, for a package of proposals that offers a more holistic answer than this question allows.	10/16/2025 9:09 PM
108	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.	10/16/2025 8:39 PM
109	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.	10/16/2025 7:01 PM
110	Channel Ridge doesn't seem viable as a village center, although it perhaps was in the original conception so I didn't check the first 2 boxes. The second seems giving an open door to devleopment anywhere which I don't support. More specifically, I would Ineed to know abt water, access to transit and much more.	10/16/2025 3:22 PM
111	In or close to current developed areas, especially Ganges &Fulford. Chanel Ridge is NOT viable now and given its elevation, would significantly worsen GHG emissions from residents.	10/16/2025 2:13 PM
112	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.	10/16/2025 11:51 AM
113	Fulford has major issues with access and the ferry already, Channel ridge can only go forward with required 100% water catchment.Please see the Common Ground Consensus for the Future, for a package of proposals that offers a holistic answer.	10/16/2025 10:33 AM
114	Growth should reflect NATURAL RESOURCE AVAILABILITY, water and power, roads to and fro. It's easiest to expand Ganges, but Fulford needs an update, and other locations could be developed, land subdivided, incentives to build, etc	10/16/2025 9:51 AM
115	Protection of the environment and water (groundwater and sea water) first. Strategic placement of higher density housing with limitations.	10/16/2025 9:47 AM
116	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.	10/16/2025 8:15 AM
117	Channel Ridge went bankrupt it is not a village	10/16/2025 6:14 AM
118	Please see the Common Ground Consensus for the Future, for a package of proposals that offers a more holistic answer than this question allows.	10/15/2025 10:21 PM
119	Please see the Common Ground Consensus for the Future, for a package of proposals that offers a more holistic answer than this question allows. Channel Ridge Village is too far from town and water supply has already been deamed inadequate to support growth plus any development there would be for the rich & not be affordable!	10/15/2025 9:32 PM
120	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.	10/15/2025 8:33 PM
121	Ganges Village and Fulford Village are the best areas to focus growth - they are close to amenities. Again, I agree with most of the proposals in the Common Ground Consensus for the Future.	10/15/2025 8:33 PM
122	Focus on Ganges only and turn Channel Ridge into a large park with biking trails.	10/15/2025 8:26 PM
123	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	10/15/2025 8:09 PM
124	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	10/15/2025 7:42 PM

	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.	
125	refer to the Common Ground Consensus	10/14/2025 9:56 PM
126	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.	10/14/2025 9:17 PM
127	Fulford is necessary and important for southenders, but if developed further will need a lot of new infrastructure as it is such a bottle neck. But i would encourage growth there, with caution. Channel ridge village could support the neighbourhood, but is out of the way for most of us. In a brand new world, I'd love to see community hubs that don't require so much driving, with Ganges as the core focus.	10/14/2025 6:39 PM
128	Channel Ridge, not including Fulford. The infrastructure is already there. All that is required is a creative approach to water catchment.	10/14/2025 5:04 PM
129	Ganges to remain the hub of the island and allow for multi-unit development (residential up/commercial at street level). Increase the height of buildings to allow for three or four stories; allow for gentle densification of existing developed areas (ie. Hundred Hills) where large single family homes exist on large parcels where roads and infrastructure had been developed 50 years ago.....allow for infill housing and 'houseplexes' to be developed. On large parcels of land (eg. say 25acres) allow for clustered housing on a small portion of that land to contain infrastructure (ie. septic; common gardens etc.) and protect the remaining land by conservancy covenants.	10/14/2025 11:23 AM
130	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. I would love to see Channel Ridge Village area developed as a park.	10/14/2025 11:15 AM
131	Please stop with development and growth. We have enough restaurants, massage therapists, grocery stores, pet food stores, hardware stores, hotels, B&bs. If the Islands Trust isn't going to protect and preserve this island for future generations, then no one will. This isn't acceptable. Humans want to amend and develop and 'make liveable' this island. It is our nature to fuck things up for our own benefit and call it progress. i know it is hard, but your job is to say no. It is to implement the Trust Act, not to survey us to find the most popular compromise to violating the Trust Act and this Island's tenuous status as a living park.	10/14/2025 4:23 AM
132	Areas like Fulford are too ecologically sensitive and cramped for more development, these unique villages should be protected and preserved, and guided by those who live there already. Channel ridge is not accessible in terms of steepness, and has a high risk for fire potential based on the ecosystems in those areas, this risk increases with development. Ganges, and the mid-island are would be more suitable for development, and easier for implementing upgrades to infrastructure to support this. These areas are also flatter and more accessible to all people.	10/12/2025 12:08 PM
133	Channel ridge has limited water. Please see Coomon Ground census	10/11/2025 8:39 AM
134	Focus affordable housing development along transit routes and primarily in Fulford, Ganges, Vesuvius and Fernwood	10/10/2025 3:42 PM
135	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.	10/10/2025 3:17 PM
136	Spread growth to transportation hubs that have the appropriate topography and potential for clustered housing that include alternative housing such as a tiny home neighbourhood that will have the capability to collect rainwater and access ground water . Redefine 'Affordable' in the OCP. Prioritize Affordable workforce housing projects and their new water hookups. Make growing food a zoning requirement for building on agricultural land. Farm Housing requirements need special consideration. Regulate the number of boats in Ganges Harbour, they should meet criteria for efficient function and acceptable to meet environmental protection guidelines. Ganges should be rezoned to build in more affordable housing of a higher density.	10/10/2025 3:11 PM
137	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.	10/10/2025 10:18 AM
138	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.	10/10/2025 9:12 AM
139	Not sure where additional housing for Fulford would go, but Channel Ridge was a promising project and should be put back on the table.	10/9/2025 10:19 PM

140	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.	10/9/2025 9:55 PM
141	I think it's important to recognize the carrying capacity of our island with regards to water and local food.	10/9/2025 1:59 PM
142	take Channel ridge out of the picture - this is the ultimate responsibility of the owner? ..can we look at Vesuvius (sort of happening there already ??) I do not support spreading out growth .. this is NOT a good idea in my mind with the history of how we have colonized this island (layout, road designations, parks	10/9/2025 9:53 AM
143	But we need trails!!! A way to move safely around the island with elector bikes, scooters, bikes, walking...there has to be access points all over to make this happen. It is shameful our lack of safely and care for other ways to get around the island other than vehicles. Spread growth evenly across island	10/9/2025 8:20 AM
144	Keep the same intent but consider other areas that may also be suitable as other hubs.	10/8/2025 11:50 PM
145	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.	10/8/2025 8:21 PM
146	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.	10/8/2025 3:09 PM
147	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.	10/8/2025 11:30 AM
148	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.	10/8/2025 9:10 AM
149	I would focus on Ganges as it is central. There isn't much room in Fulford for more development. Channel Ridge is too far away from services.	10/8/2025 8:47 AM
150	While Channel Ridge was discussed during the Common Ground Summit, there were shared concerns about water, distance from town, and lack of reliable transit. The Consensus for the Future highlights other areas and proposals that better align with both the community’s needs and environmental realities. Growth should focus where infrastructure, accessibility, and sustainability can coexist.	10/8/2025 7:12 AM
151	Not Channel Ridge - too sensitive of an ecosystem. Keep Village Designations as the existing OCP	10/7/2025 10:14 PM
152	Less is Better!	10/7/2025 9:23 PM
153	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 6:26 PM
154	I hate to sound like a broken record (remember records?) but I really do think the proposals in the "Common Ground Consensus for the Future" offer more viable alternatives.	10/7/2025 5:51 PM
155	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 3:41 PM
156	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
157	Developing Channel Ridge for affordable housing was one of the proposals going into the	10/7/2025 10:19 AM

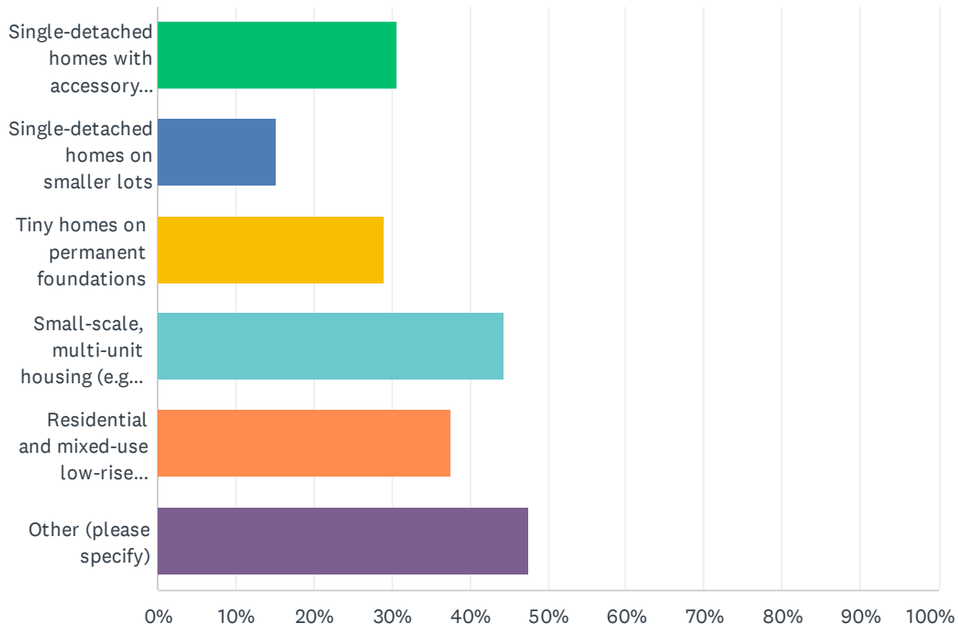
	Common Ground Summit, but it did not receive much support, over concerns about water availability, distance from town (and insufficient mass transit to support that), and other issues. More importantly, there were other proposals that a majority felt were better priorities to explore. Please see the Common Ground Consensus for the Future, for a package of proposals that offers a more holistic answer than this question allows.	
158	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
159	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
160	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
161	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
162	Limit growth	10/7/2025 6:20 AM
163	Concerned that channel ridge has fire hazard with scarce water, uncontrolled areas of broom and fire fuel	10/7/2025 6:01 AM
164	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
165	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
166	Keep growth limited to Ganges	10/6/2025 8:24 PM
167	Ganges Village should be the main focus. Channel Ridge is not suitable for various reasons (water, fire, access...)	10/6/2025 7:59 PM
168	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
169	Additional housing should be in Ganges	10/5/2025 5:54 PM
170	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
171	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
172	Obviously your consultant doesn't understand re Channel Ridge. Fulford and Ganges only for development	10/5/2025 12:08 PM
173	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.	10/5/2025 10:08 AM
174	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
175	Ganges should have more affordable housing with legal agreements to ensure affordability	10/3/2025 4:14 PM
176	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

177	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
178	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
179	Channel Ridge village is a failed development. Leave it out of the planning equation.	10/1/2025 6:01 PM
180	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
181	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
182	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
183	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
184	Fulford and Fernwood - yes. No development on Channel Ridge. Eliminate Channel ridge from the potential development areas.	10/1/2025 11:54 AM
185	Limit growth	10/1/2025 11:46 AM
186	Ganges	10/1/2025 11:45 AM
187	Ganges is the only practical option for growth.	10/1/2025 11:44 AM
188	Limit all growth to affordable housing. Period.	10/1/2025 11:41 AM
189	Review Channel Ridge village to see if really realistic or desirable as a village site.	10/1/2025 11:39 AM
190	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
191	Ganges. We don’t need three villages on Saltspring- fulford is already congested with ferry traffic	10/1/2025 10:37 AM
192	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 4:26 PM
193	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
194	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
195	Channel Ridge and Fulford Villages are not viable for lack of water, sewage disposal and econimic reasons.	9/25/2025 10:38 AM
196	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,	9/23/2025 2:39 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.	
197	Ganges. Ganges. Ganges. Fit within existing OCP village boundaries.	9/22/2025 10:59 AM
198	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
199	No development, no villages.	9/20/2025 2:02 PM
200	all of the above	9/18/2025 11:59 AM
201	Ganges Village only	9/18/2025 9:11 AM
202	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
203	Why can’t we allow for both opportunities? Ganges and Fulford and Channel Ridge?	9/17/2025 8:39 PM
204	Reduce growth, preserve and protect	9/17/2025 3:30 PM
205	Limit growth across the board rather than densifying the whole island or densifying specific areas.	9/17/2025 11:23 AM
206	Growth should only be in Ganges.	9/17/2025 10:05 AM
207	The original OCP designated Fulford, Vesuvius, Fernwood, and Ganges.	9/16/2025 6:53 PM
208	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
209	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: 435 Skipped: 33



ANSWER CHOICES	RESPONSES	
Single-detached homes with accessory dwellings (e.g. detached secondary suites, basement suites, etc.)	30.80%	134
Single-detached homes on smaller lots	15.17%	66
Tiny homes on permanent foundations	28.97%	126
Small-scale, multi-unit housing (e.g. Duplexes/Triplexes/Multiplexes, Townhomes, Rowhomes, etc.)	44.37%	193
Residential and mixed-use low-rise apartments (3-4 storeys, including in the same building as shops or services)	37.47%	163
Other (please specify)	47.59%	207
Total Respondents: 435		

#	OTHER (PLEASE SPECIFY)	DATE
1	I believe the current zoning limiting the population is most appropriate given the environmental impact and water use of additional housing.	10/24/2025 11:35 PM
2	house type must fit what the land (being we are an island) can support in terms of water usage.	10/24/2025 10:41 PM
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 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.	10/24/2025 9:17 PM
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.	10/24/2025 8:53 PM
5	Again how many people do you want living here? We still seem to have this idea that growth can be infinite.	10/24/2025 8:45 PM
6	Single-detached homes with accessory dwellings allow homeowners to generate rental income, making ownership sustainable, and provide space for gardens and private yards, unlike denser housing types, maintaining the island's aesthetic and environmental integrity.	10/24/2025 5:16 PM
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.	10/24/2025 4:39 PM
8	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	10/24/2025 3:52 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.	
9	Single family dwellings on a range of lots small to larger.	10/24/2025 3:48 PM
10	Most needed is current zoning for single-family residences on various lot sizes - especially where the envronment is to be preserved and protected.	10/24/2025 3:36 PM
11	Brinkworthy-type housing should be considered for affordable housing of all age groups.	10/24/2025 3:22 PM
12	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.	10/24/2025 3:00 PM
13	Single family residences on various sized lots.	10/24/2025 2:54 PM
14	This is another leading question, not helpful. 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.	10/24/2025 2:53 PM
15	none	10/24/2025 2:32 PM
16	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.	10/24/2025 1:21 PM
17	I would like mixed use but not 4 storeys	10/24/2025 12:58 PM
18	Non market housing with a housing agreement	10/24/2025 12:54 PM
19	that depends on where these residential lots are located. In town or elsewhere?	10/24/2025 12:35 PM
20	One residence per lot with a cottage as permitted by our current OCP.	10/24/2025 12:32 PM
21	Poor wording because it is not just the types of housing but where they different types should be permitted	10/24/2025 11:36 AM
22	A holistic approach is needed for this...	10/24/2025 11:25 AM
23	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.	10/24/2025 9:28 AM
24	All of the above can be implemented through a revised LUB. 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.	10/23/2025 11:54 PM
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.	10/23/2025 10:52 PM
26	This question requires that one select a restricted number of options when perhaps all of these may need to be part of the housing solution for Salt Spring. Again, you can look at the Common Ground Consensus for the Future to see what the areas of agreement were, and for some nuanced solutions.	10/23/2025 10:45 PM
27	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.	10/23/2025 10:40 PM
28	Domes , yurts, tiny homes , trailers, earth ships	10/23/2025 10:14 PM
29	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.	10/23/2025 10:09 PM
30	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.	10/23/2025 9:54 PM
31	Different locations are better suited to different types and needs - all of these options could	10/23/2025 9:18 PM

	have be part of the solution.	
32	The above all appear to be market housing types, whereas the main housing need is for non-market housing.	10/23/2025 9:06 PM
33	Homes should be both high density and individually owned and individually maintainable. Home ownership contributes to the character of our island and our sense of place instead of just another corporate facade. Row houses are great for this, especially would love to see more of them. They should also be allowed to host light commercial businesses. You'll see this a lot in places like Fernwood in Victoria. And in Europe. It's wonderful.	10/23/2025 7:57 PM
34	we need a mix of all (duh)	10/23/2025 7:55 PM
35	Mix of options.	10/23/2025 7:54 PM
36	Housing on variable size lots. People come here for peace and solitude	10/23/2025 7:14 PM
37	Single family residences on various sized lots.	10/23/2025 6:41 PM
38	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.	10/23/2025 6:11 PM
39	The most sustainable pattern is to use a variety of lots of different size, all for single-family homes.	10/23/2025 5:30 PM
40	Campgrounds	10/23/2025 1:23 PM
41	All of the above except ADUs should be considered (see Common Ground Consensus for the Future).	10/23/2025 11:57 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.	10/23/2025 10:46 AM
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 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.	10/23/2025 12:08 AM
44	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.	10/22/2025 10:54 PM
45	Some or all of these may need to be part of the housing solution for Salt Spring.	10/22/2025 9:30 PM
46	should meet measurable ecological targets(ie. water consumption, energy efficiency, ecosystem protections tied to established carrying capacity of this island.	10/22/2025 8:19 PM
47	Single familiy homes with decent lot sizes	10/22/2025 7:16 PM
48	Housing for workers in essential trades.	10/22/2025 6:40 PM
49	more actual AFFORDABLE houses	10/22/2025 3:05 PM
50	Single-family residences on various lot sizes as per our current zoning	10/22/2025 1:05 PM
51	Housing built only if the water supply is considered for future generations	10/22/2025 11:45 AM
52	Keeping the character & rural environment of SSI should be the priority. Less megahomes (often left empty most of the year) & more options for current land owners to welcome working members of the community to share their property, While also being regulated, so that is dwelling are safe and healthy.	10/22/2025 11:37 AM
53	Maintain the current zoning restrictions on single family homes in relation to lot sizes	10/22/2025 10:57 AM
54	This question is limiting 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	10/22/2025 10:29 AM
55	I would not pick one, I would ask for a mix of all of them.	10/22/2025 10:22 AM
56	single family residents on various lot sizes with all regulations in place, ie, accessibility, maintaining trees, streams, regulations regarding riparian, etc.	10/22/2025 10:15 AM
57	A perfect location, x2 5 storey small apartment blocks along the back side of where the Co-op station is.	10/22/2025 9:23 AM
58	This question is misleading. It assumes there will be changes to zoning. I stand by what our current OCP/LUB states - single family residences.	10/22/2025 9:21 AM
59	Again, limiting growth means no more housing.	10/22/2025 9:18 AM
60	Why tiny homes on foundations? This is called a cabin or small house. We need to give	10/22/2025 7:58 AM

	serious consideration to tiny homes that can be moved. This makes a ton of sense to me and I know many people who live in a these now. This option should be given in n this question.	
61	Single family home on a lot regardless of lot size	10/22/2025 5:52 AM
62	Single familyt homes with limits to water use.	10/21/2025 11:26 PM
63	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.	10/21/2025 10:57 PM
64	Potable water availability and wastewater services will vary with different residential neighbourhoods, cannot recommend higher densities for entire island.	10/21/2025 10:12 PM
65	This question asks us to pick one option when some or all of these may need to be part of the housing solution for Salt Spring.	10/21/2025 7:40 PM
66	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.	10/21/2025 4:35 PM
67	Live aboard homes in Ganges harbour supported by proper infrastructure. See City of North Shore as an example.	10/21/2025 3:44 PM
68	We need more than one option for community housing. All of the above are needed to certain degrees.	10/21/2025 1:58 PM
69	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	10/21/2025 1:45 PM
70	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.	10/21/2025 1:44 PM
71	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.	10/21/2025 11:44 AM
72	Stand-alone low-rise apartments	10/21/2025 10:58 AM
73	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.	10/21/2025 10:40 AM
74	Gentle density should be supported in village areas and development should be limited elsewhere to protect the environment.	10/21/2025 9:58 AM
75	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.	10/21/2025 6:50 AM
76	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.	10/20/2025 10:24 PM
77	Simple and small single family HOMES on large lots built by the private sector	10/20/2025 6:02 PM
78	Current zoning is adequate.	10/20/2025 5:33 PM
79	I'd accept any of the options - other than the first (accessory dwellings) one	10/20/2025 3:06 PM
80	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.	10/20/2025 2:55 PM
81	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.	10/20/2025 12:39 PM
82	This question again asks us to pick one option when some or all of these may need to be part	10/20/2025 11:16 AM

	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.	
83	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.	10/20/2025 9:27 AM
84	I don't feel we can narrow down the focus to just 3 choices. There may be a place for all of the above options in an integrated approach. Please look at the Common Ground Consensus for the Future to see what the areas of agreement were, and some suggested complex solutions.	10/20/2025 8:03 AM
85	Designated trailer park with full facilities, self-contained and unintrusive in design.	10/20/2025 12:01 AM
86	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.	10/20/2025 12:00 AM
87	Tiny homes IF they are part of a community, not just scattered willy nilly without any legal protection. They need to be insurable.	10/19/2025 10:40 PM
88	I do not endorse building more units on all residential area. All development should be restricted to Ganges	10/19/2025 10:42 AM
89	Multi unit housing in village areas only.	10/19/2025 10:10 AM
90	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.	10/18/2025 3:56 PM
91	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	10/18/2025 11:55 AM
92	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.	10/18/2025 9:16 AM
93	All of these options should be considered as an overall housing strategy must be multi-faceted.	10/17/2025 9:35 PM
94	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	10/17/2025 9:23 PM
95	Government-funded affordable housing, primarily in Ganges Village. Not more private units that have no guarantee they won't be used for short-term holiday rentals.	10/17/2025 3:52 PM
96	those are all reasonable solutions	10/17/2025 11:08 AM
97	limit growth. Do not ship in water. water is a major population limiting factor. respect it.	10/17/2025 9:44 AM
98	It would be crazy to only have one of these as an option….all of the above!	10/17/2025 7:53 AM
99	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.	10/16/2025 9:09 PM
100	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.	10/16/2025 8:39 PM
101	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.	10/16/2025 7:01 PM
102	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.	10/16/2025 3:22 PM

103	Any type provided they are located in developed areas, affordable and with Housing Agreements	10/16/2025 2:13 PM
104	And better subdivision options for bigger lands properties.	10/16/2025 11:53 AM
105	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.	10/16/2025 11:51 AM
106	Please allow ADU's and allow people to live in Ganges, stop the downtown ghost town and manage rents in the core to allow people to live in commercial buildings.	10/16/2025 10:33 AM
107	Variety is a good thing. Place and impact on environment and water supply should be the guide.	10/16/2025 9:47 AM
108	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.	10/16/2025 8:15 AM
109	Please see the Common Ground Consensus for the Future, for a package of proposals that offers a more holistic answer than this question allows.	10/15/2025 10:21 PM
110	That question is too vague to be answered properly. Much would depend on water supply & size of said land and location of said land.Please look at the Common Ground Consensus for the Future to see what the areas of agreement were, and some nuanced solutions..	10/15/2025 9:32 PM
111	We need more progressive seniors and young adult housing. Small homes on communal properties where young can support old and all are affordable.	10/15/2025 9:18 PM
112	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.	10/15/2025 8:33 PM
113	Residential and mixed-use low-rise apartments (3-4 storeys, including in the same building as shops or services) in Ganges only and legalization of mobile homes on all lots above 2 acres.	10/15/2025 8:26 PM
114	WORDS: This question 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.I'm	10/15/2025 8:09 PM
115	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.	10/15/2025 7:42 PM
116	all of the above, except noting that tiny homes do not need to be on permanent foundations. See the CBC news article from 26 September 2025 on "How tiny homes on wheels could become legal in some BC communities". These homes are safe, affordable and flexible. Please think outside of the box.	10/14/2025 9:56 PM
117	This question asks us to pick three options of five when most 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.	10/14/2025 9:17 PM
118	Ecovillages	10/14/2025 8:00 PM
119	This question is not specific enough. I'd supportResidential and mixed-use low-rise apartments (3-4 storeys, including in the same building as shops or services) in Ganges Village, but Not in every residential area. I'd support Small-scale, multi-unit housing (e.g. Duplexes/Triplexes/Multiplexes, Townhomes, Rowhomes, etc.) above and around Ganges Village, but Not in every residential area. I Live in a strata, where the houses are clustered together along the road, and the rest of the land (the commonland) is left wild. We are a community. I'd like to see more of that kind of development.	10/14/2025 6:39 PM
120	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.	10/14/2025 11:15 AM
121	Tiny homes on farming and eco village communities	10/14/2025 4:54 AM
122	Tiny homes. Bermed homes. Model sustainable homes (3D printed, load bearing and non load bearing straw bale, hempcrete, net zero etc) If we're going to build any more, let's ensure houses leave little impact. My preference woud be for tiny homes NOT on foundations, or on pilings to minimize soil disruption and not create permanent structures.	10/14/2025 4:23 AM
123	no more than 3 stories and only legally restricted affordable housing	10/13/2025 12:43 PM

124	I don't think any of these choices are perfect, because different kinds of housing would be preferred in different parts of the island. Duplexes, etc., for example, should only be in Ganges. Lots should NOT be made smaller to allow more single-family dwellings. I think these options are not well chosen. .	10/13/2025 10:52 AM
125	Affordable housing of any type	10/13/2025 9:43 AM
126	Smaller homes reflective of island incomes for people who already live and work here. Apartments in urban centers for the workforce also for those who work here and require affordability and adequate housing which is currently lacking. Zoning for tiny homes, much like RV parks would allow for affordable pad rentals, that could have low environmental impacts and allow people to "bring their own homes" in many cases providing starter homes for working class islanders who can afford market housing. Creating rent to own housing could also facilitate this. Transition Saltspring could maybe becoming a housing provider of green zero carbon tiny homes?!	10/12/2025 12:08 PM
127	Any and all tiny homes, with or without foundations	10/12/2025 12:52 AM
128	Homes on wheels. Enough with the "foundation" stuff.	10/11/2025 9:08 PM
129	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.	10/10/2025 3:17 PM
130	enlarge the permissible square footage of a secondary home on suitable acreages. Allow Tiny Homes to be exist on wheels with a 2 year time window for converting to permanent foundations.	10/10/2025 3:11 PM
131	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.	10/10/2025 10:18 AM
132	A reduction in housing illegally rented short-term for tourism (Air BnBs) and enforcement of a STVR bylaw.	10/10/2025 9:33 AM
133	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.	10/10/2025 9:12 AM
134	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.	10/9/2025 9:55 PM
135	I think there was enough rental housing before the Air BNB craze. It seems that everyone who had long-term rental space has converted to short-term.	10/9/2025 1:59 PM
136	cohousing communities, popular in Denmark, which are residential developments that blend private homes with shared facilities, fostering social connections and community support to combat loneliness and isolation. We need to look out housing not just in the lenses of what WE know i.e. houses, apparnemtns, and tiny homes, and whether or not there stacked side by side or on top of each other. Lets think if indigenous ways of being where we truly lived in community. I don't for-see an indigenous long- house being popular anymore, but a choosing development with shared ammities is closer to this while still encouraging socialization and using less resources.	10/9/2025 11:52 AM
137	Please focus new residential zoning and use on EXISTING CORE areas. NO RURAL SPRAWL!! NO SUBURBIA!!	10/9/2025 10:03 AM
138	we need to get way more creative than this - was about agriculture and forest integrations into land use in residential zoning . Any of these choice would work if it also included the land based values we need to stay alive (food, water/good environmental conditions/)	10/9/2025 9:53 AM
139	Tiny homes (permanent foundations or not), trailer parks, mobile homes could all be options for housing.	10/8/2025 11:50 PM
140	Residential low-rise apartments in Fulford and Channel Ridge villages	10/8/2025 10:19 PM
141	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.	10/8/2025 8:21 PM
142	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.	10/8/2025 3:09 PM
143	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	10/8/2025 11:30 AM

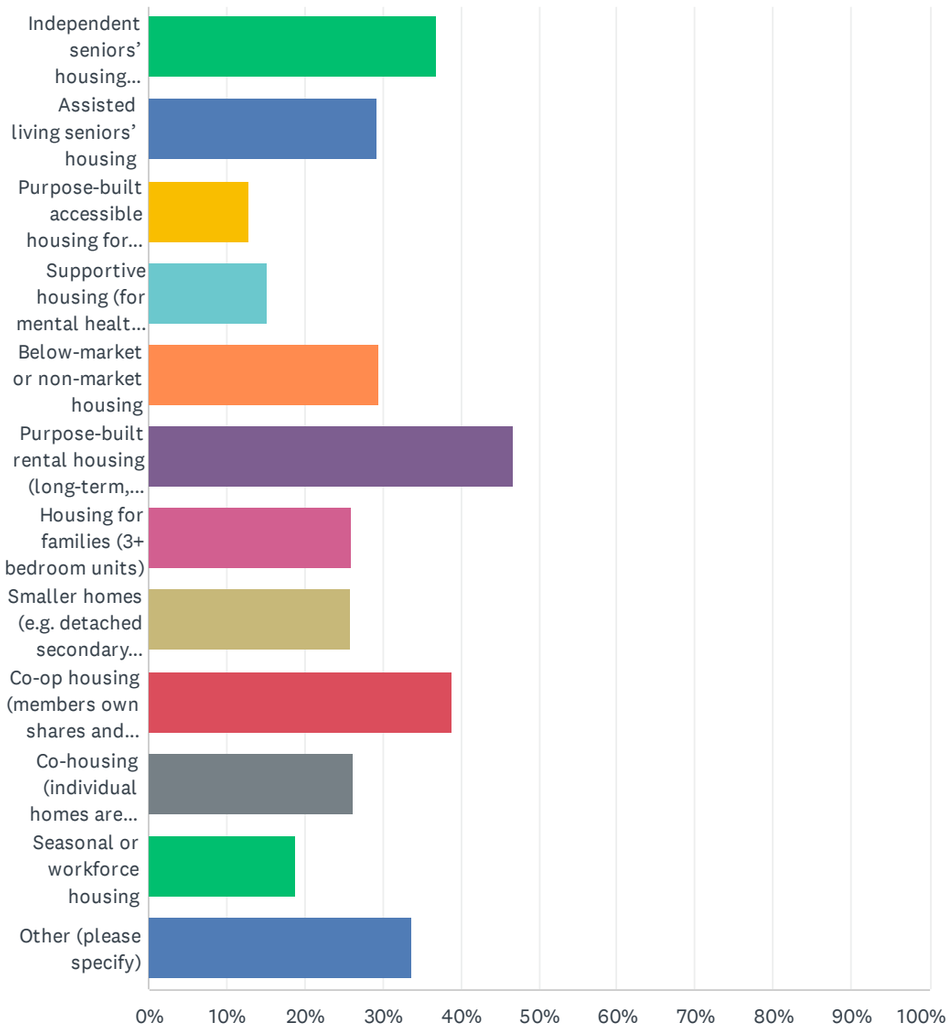
	agreed on; all other options were considered. Please look at the Common Ground Consensus for the Future to see what the areas of agreement were, and some nuanced solutions.	
144	This question again asks us to pick one option when some or all of these may need to be part of the housing solution for Salt 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.	10/8/2025 9:10 AM
145	As someone in the building industry, it is difficult to choose just a few options that are needed. Salt Spring's housing needs are diverse, and we will likely need a blend of solutions to truly meet them. The Common Ground process chose not to include Accessory Dwelling Units because they are often treated as individual homeowner solutions rather than part of a larger community plan. Instead, the discussion focused on more integrated, affordable, and accessible housing options. The Consensus for the Future outlines these in detail.	10/8/2025 7:12 AM
146	One home/building per lot.	10/7/2025 9:23 PM
147	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 6:26 PM
148	See #5.	10/7/2025 5:51 PM
149	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 3:41 PM
150	Tiny homes on wheels.	10/7/2025 2:45 PM
151	Whichever option minimizes any clear cutting or destroying of existing natural habitats and can be built on top of existing already cleared lots. I have a lot of hesitation about the low rise apartments because so many buildings like this are built TERRIBLY but if they were designed nicely I believe they could be done well and make a lot of sense.	10/7/2025 1:04 PM
152	Multi unit housing specifically designed for multigenerational occupation. e.g. seniors and young families	10/7/2025 11:30 AM
153	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
154	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 10:19 AM
155	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
156	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
157	Apartments for working people	10/7/2025 8:22 AM
158	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
159	Coop housing.	10/7/2025 6:20 AM
160	Ability for people to add rental housing to their properties under 5 acres where water availability permits	10/6/2025 9:49 PM
161	this depends entirely on where these residential lots are located. Quenstion needs to be rephrased	10/6/2025 7:59 PM
162	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
163	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
164	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

165	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
166	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
167	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
168	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
169	Tiny home villages	10/5/2025 10:07 AM
170	Greater density housing in Ganges and Fulford	10/4/2025 2:01 PM
171	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
172	Single family homes on various sized lots	10/3/2025 4:14 PM
173	social housing	10/2/2025 1:16 PM
174	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
175	Our current zoning is fine with apartments located in Ganges	10/2/2025 8:07 AM
176	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
177	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
178	Mixed use yes. Apartments no.	10/1/2025 6:01 PM
179	Below market housing. Affordable - with legal agreements to maintain this.	10/1/2025 5:14 PM
180	Current zoning for single family homes	10/1/2025 4:53 PM
181	Housing projects that ensure affordability via legally binding housing agreements.	10/1/2025 3:12 PM
182	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
183	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
184	Single-family residences	10/1/2025 12:09 PM
185	No more single family homes on large lots. No more McMansions. Downzoning may be required.	10/1/2025 11:54 AM
186	No more growth	10/1/2025 11:46 AM
187	- 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
188	Limiting all growth to affordable housing only.	10/1/2025 11:41 AM
189	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
190	2 level mixed commercial /residential in Ganges only.	10/1/2025 10:37 AM
191	other multiple sized units in private homes	10/1/2025 10:23 AM
192	Affordable housing near town	10/1/2025 10:04 AM
193	This question again asks us to pick one option when some or all of these may need to be part	9/29/2025 4:26 PM

	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.	
194	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 1:29 PM
195	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
196	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
197	What current zoning allows	9/25/2025 10:38 AM
198	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
199	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
200	Co-operative built homes supported	9/20/2025 5:20 PM
201	None of the above. No development on SS	9/20/2025 2:02 PM
202	Current zoning is acceptable	9/18/2025 9:11 AM
203	We only need more affordable housing, with legal agreements to assure affordability.	9/18/2025 8:59 AM
204	Anything, NOT vacation rentals	9/17/2025 3:30 PM
205	Single-detached homes on large lots	9/17/2025 11:23 AM
206	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
207	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: 435 Skipped: 33



ANSWER CHOICES	RESPONSES	
Independent seniors' housing (smaller, ground-oriented units)	36.78%	160
Assisted living seniors' housing	29.20%	127
Purpose-built accessible housing for persons with disabilities	12.87%	56
Supportive housing (for mental health, addiction, or other needs)	15.17%	66
Below-market or non-market housing	29.43%	128
Purpose-built rental housing (long-term, secure rentals)	46.67%	203
Housing for families (3+ bedroom units)	25.98%	113
Smaller homes (e.g. detached secondary suites or cluster homes)	25.75%	112
Co-op housing (members own shares and collectively manage property)	38.85%	169
Co-housing (individual homes are owned, shared spaces are owned collectively)	26.21%	114
Seasonal or workforce housing	18.85%	82
Other (please specify)	33.79%	147
Total Respondents: 435		

#	OTHER (PLEASE SPECIFY)	DATE
1	only affordable housing for low income individuals. The rest should be as is	10/24/2025 11:35 PM
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	10/24/2025 9:17 PM

	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.	
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.	10/24/2025 8:53 PM
4	More places like Meadowbrook	10/24/2025 8:45 PM
5	Refer to Transition Salt Spring's housing plan (Common Ground Consensus for the Future)	10/24/2025 4:51 PM
6	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.	10/24/2025 4:39 PM
7	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.	10/24/2025 3:52 PM
8	Legally enforced affordable housing, as already stated in OCP.	10/24/2025 3:48 PM
9	Let the market decide. Get rid of the excess bureaucrat interference and gov't cash cowing	10/24/2025 3:42 PM
10	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.	10/24/2025 3:00 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. The Common Ground Consensus process discussed this in depth, and relevant proposals are included in the Consensus for the Future.	10/24/2025 2:53 PM
12	no new needed.	10/24/2025 2:32 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.	10/24/2025 1:21 PM
14	If new housing is being built, I would like to see it done with beauty in mind - so often “affordable” housing is made using cheap materials, and it shows. What kind of house would you love to go home to? Start there.	10/24/2025 1:10 PM
15	Non market housing with a housing agreement	10/24/2025 12:54 PM
16	Non market housing in or close to Ganges	10/24/2025 12:35 PM
17	Again poor wording limiting the value of the question and suggesting the survey as a whole is highly biased. The point is where on SSI the different types of housing should be allowed - land use planning not blanket recommendations	10/24/2025 11:36 AM
18	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.	10/24/2025 9:28 AM
19	The question above is far more nuanced than picking the top "5" from this list. The Common Ground Consensus process discussed this in depth, and relevant proposals are included in the Consensus for the Future. Absolutely all of the above are valuable and viable alternatives to the sprawl that is now the norm and has been for fifty years on SSI, due to the zoning bylaws guiding sprawl type development over much of the island.	10/23/2025 11:54 PM
20	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.	10/23/2025 10:52 PM
21	I don't feel it's necessary to choose one deserving group over another. The Common Ground Consensus process discussed this in depth, and relevant proposals are included in the Consensus for the Future.	10/23/2025 10:45 PM
22	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.	10/23/2025 10:40 PM
23	Salt Springers no longer want to choose one deserving group over another. We want to	10/23/2025 10:09 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. The Common Ground Consensus process discussed this in depth, and relevant proposals are included in the Consensus for the Future.	
24	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.	10/23/2025 9:54 PM
25	All of the above are needed - why would it be one or the other. Co-op housing and co -housing is probably deserves more attention given todays challenges with affordability.	10/23/2025 9:18 PM
26	As I mentioned above, current zoning allows for 5000 more people on undeveloped properties. The only way of determining what kinds of housing choices are built is by limitations on existing zoning - eg. limiting floor area so that large, expensive homes are not encouraged.	10/23/2025 9:06 PM
27	Very small, high quality home. Small homes are much more affordable and will make our community more accessible to people earning average wages. We cannot ever hope to solve the housing crisis through supply, since the number of people wanting to live here is enormous. But we cannot ever win keep costs down by building housing that wealthy people aren't interested in living in.	10/23/2025 7:57 PM
28	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.	10/23/2025 6:11 PM
29	Until the question is settled of what will in future constitute "land permitted for residential use, this set of survey choices appear to represent little more than offering candies, rather than for serious consideration.	10/23/2025 5:30 PM
30	Choosing some groups over others is not the right approach. All these and others should be considered when planning how to maintain our economy, then look at how and where to build affordable housing that will benefit all (see Common Ground Consensus for the Future).	10/23/2025 11:57 AM
31	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.	10/23/2025 10:46 AM
32	None of the above-biased choices	10/23/2025 7:48 AM
33	Non-market	10/23/2025 7:39 AM
34	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.	10/23/2025 12:08 AM
35	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.	10/22/2025 10:54 PM
36	I would like us to 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.	10/22/2025 9:30 PM
37	Future single family homes should have maximum size restrictions. Housing should meet measurable ecological targets(ie. water consumption, energy efficiency, ecosystem protections tied to established carrying capacity of this island.	10/22/2025 8:19 PM
38	More Brinkworthy type developments & less SS Commons & Supportive housing mega buildings.	10/22/2025 11:37 AM
39	I refuse to choose one deserving group over another. We want and deserve 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	10/22/2025 10:29 AM
40	No need to single out one choice. We should embrace a holistic approach for all Saltspring residents.	10/22/2025 10:22 AM
41	Only housing mandated by zoning and regulations that were agreed to prior to changing so many without any concern to the environment, long established neighborhoods, etc. without any enforcement whatsoever.	10/22/2025 10:15 AM
42	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.	10/21/2025 10:57 PM

43	Assisted seniors' and accessible housing are better suited for the Ganges Village area.	10/21/2025 10:12 PM
44	I 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. I participated in the Common Ground Consensus Process and I recommend that the document, Consensus For The Future be followed.	10/21/2025 7:40 PM
45	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.	10/21/2025 4:35 PM
46	Commercial designated buildings should allow for tenant occupancy.	10/21/2025 3:44 PM
47	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.	10/21/2025 1:45 PM
48	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.	10/21/2025 1:44 PM
49	ADUs (attached) are conspicuously absent from this list despite being the most cost-effective, scalable solution. We need ADUs on every residential lot, by-right, immediately.	10/21/2025 1:25 PM
50	QUESTION, OR PUT IN YOUR OWN WORDS: 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. Seniors' housing may be helpful if that vacates homes and make them available for families and younger generations.	10/21/2025 11:44 AM
51	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.	10/21/2025 10:40 AM
52	We have more than enough housing for drug addicts. It has become a national destination for drug addicts	10/21/2025 10:39 AM
53	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.	10/21/2025 6:50 AM
54	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.	10/20/2025 10:24 PM
55	Again the private sector would love to supply these if the SS bureaucrats and CRD influences would get out of the way.	10/20/2025 6:02 PM
56	This question doesn't seem useful unless there is a 'why' behind it. Not great survey design to ask people to choose which housing choices are most important to individuals without building support for the types of housing there is research to help us understand what's needed.	10/20/2025 4:37 PM
57	Why does this question pit one group against another - is there not a way to meet many of these needs? Plus the question assumes each option is distinct but some of the options relate to the occupant type and others the ownership type – in reality these options can easily overlap. Your planning process should be looking for synergies – not setting up false divisions.	10/20/2025 3:06 PM
58	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.	10/20/2025 2:55 PM
59	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.	10/20/2025 12:39 PM
60	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	10/20/2025 11:16 AM

	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	
61	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. Ganges village would benefit from having housing above commercial spaces. This would be an effective use of space.	10/20/2025 9:27 AM
62	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.	10/20/2025 8:03 AM
63	Purpose-built rental housing (long-term, secure rentals) that also has some accessibility for persons with disabilities (why make that 2 options?)	10/20/2025 6:46 AM
64	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.	10/20/2025 12:00 AM
65	Poor choices - who's going to build these houses? Not developers who seek profit. Not government who don't have the money. The banks don't want to give mortgages to these co-op projects. How about "trailer parks" with proper amenities?	10/19/2025 10:40 PM
66	For these specialized units (providing for seniors, and individuals with health issues) there should be a vetting process that prioritizes existing residents of Salt Spring rather than allowing occupancy by individuals who have never been a part of the community	10/19/2025 10:42 AM
67	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.	10/18/2025 3:56 PM
68	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.	10/18/2025 11:55 AM
69	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.	10/18/2025 9:16 AM
70	All of these should be considered to address the wide array of people's housing needs.	10/17/2025 9:35 PM
71	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.	10/17/2025 9:23 PM
72	Purpose-built housing should focus on being affordable, government-built housing (and be situated in Ganges Village). Options like "independent seniors' housing" look different depending on whether they are built as market-rate housing, or affordable housing linked to tenants' income. Same for "purpose-built rental housing". There's plenty of that now being built in Victoria and it's unaffordable for low- to mid-income renters. Not what we need here.	10/17/2025 3:52 PM
73	all of these are good solutions	10/17/2025 11:08 AM
74	Why would we only want to support one group of people??? All of these people need to be considered.	10/17/2025 7:53 AM
75	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.	10/16/2025 9:09 PM
76	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.	10/16/2025 8:39 PM
77	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.	10/16/2025 7:01 PM
78	What a list of hard choices. Specifics depend on demographic analysis and so many other	10/16/2025 3:22 PM

	factors.	
79	Any type provided they are limited in number and affordable and with Housing Agreements.	10/16/2025 2:13 PM
80	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.	10/16/2025 11:51 AM
81	We should consider the needs of all Salt Springers – and also the needs of the workers 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.	10/16/2025 10:33 AM
82	Impossible to select as all are important. Applications for housing could be aligned with location and impact on protection of environment and water supply.	10/16/2025 9:47 AM
83	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.	10/16/2025 8:15 AM
84	I 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.	10/15/2025 10:21 PM
85	consider the needs of all Salt Springers – and also the needs of the workers we need 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.	10/15/2025 9:32 PM
86	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.	10/15/2025 8:33 PM
87	Legalization of tiny homes built to code on all lots larger than 2 acres	10/15/2025 8:26 PM
88	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.	10/15/2025 8:09 PM
89	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.	10/15/2025 7:42 PM
90	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	10/14/2025 9:56 PM
91	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.	10/14/2025 9:17 PM
92	Develop multi-unit housing with smaller units that consider the benefits of intergenerational living. Allow for a mix of non-market and market rentals and market housing that allows for a path to ownership (multi-unit housing in other jurisdictions is proving more accessible to first time buyers and seniors downsizing)	10/14/2025 11:23 AM
93	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. Overall I would like housing to be developed in a suatainable way- not exceeding the water supply on the island.	10/14/2025 11:15 AM
94	Housing that supports ecovillage, and farm community living	10/14/2025 4:54 AM
95	Only non-market afforable housing with legal housing agreement	10/13/2025 12:43 PM
96	I believe all purpose build rentals should be designed to be accessible, and give priority of the most accessible units to those who have specific needs (elderly renters on ground floor) Purpose built rentals could offer the same benefits to seniors as Independent seniors housing - as many studies show many seniors benefit from living in mixed demographic housing such as PBR rentals. Young people can offer assistance to elders in these housing types - fostering community. Assisted living is clearly needed for when seniors can no longer live alone. Co-op	10/12/2025 12:08 PM

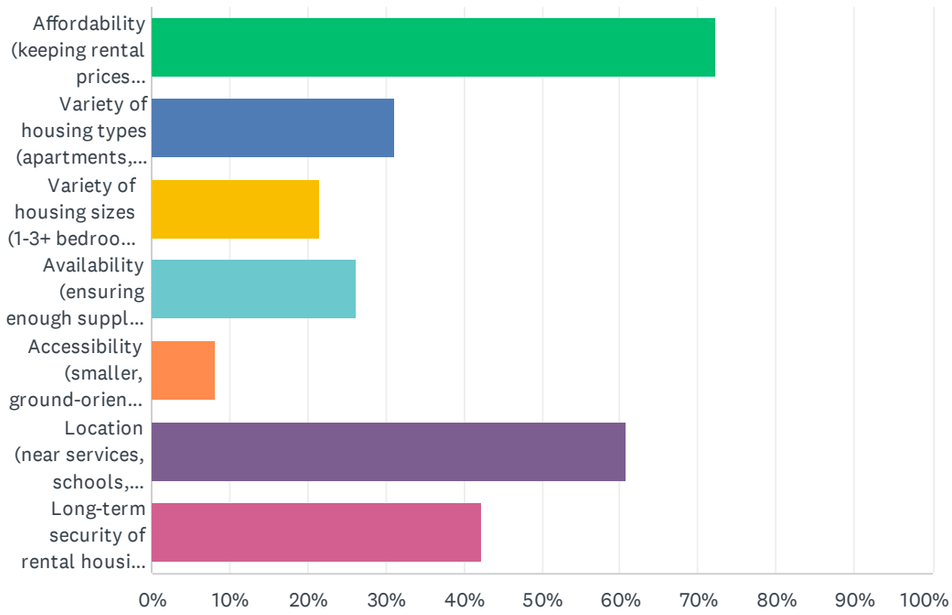
	housing addresses speculation and also offers a model where all people - seniors, adults and kids, can live together and look out for each other. Fostering this community spirit with mixed demographics is better for mental health and lowers cost associated with more "tailored" housing types. In Japan, Okinawans are the healthiest and longest lived seniors, and this is in part due to the mixed demographic social structure seen in these communities. These support systems could be part of our social fabric and not just offered with our ever failing and under pressure public service sectors, but we have to design and zone for communities that support this mixed community. Co-ops are often reflective of this, and community support is very apparent in these sorts of housing designs. https://www.bluezones.com/2018/08/moai-this-tradition-is-why-okinawan-people-live-longer-better/	
97	Small or tiny homes, even shipping container homes.	10/12/2025 12:52 AM
98	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.	10/10/2025 3:17 PM
99	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.	10/10/2025 10:18 AM
100	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.	10/10/2025 9:12 AM
101	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.	10/9/2025 9:55 PM
102	Again - lets get creative here - the co-housing and co-op housing opportunities are a lot more likely to reflect the values of the island - and include forest protection and agriculture - and can serve seniors and families and workforce-alike	10/9/2025 9:53 AM
103	We need people who want to work and be in the community to be able to afford to live here. Young families, work in the schools, shops, hospital, support the small businesses here	10/9/2025 8:20 AM
104	Workforce housing - not seasonal	10/8/2025 10:19 PM
105	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.	10/8/2025 8:21 PM
106	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.	10/8/2025 3:09 PM
107	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.	10/8/2025 11:30 AM
108	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.	10/8/2025 9:10 AM
109	Salt Springers do not want to pit one group’s needs against another’s. We need a unified housing plan that considers everyone, from essential workers to families and seniors, and ensures housing that is both affordable and accessible. The Common Ground Consensus offers a balanced roadmap that puts community at the centre.	10/8/2025 7:12 AM
110	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 6:26 PM
111	See #5.	10/7/2025 5:51 PM
112	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 3:41 PM

113	All of the above sound needed	10/7/2025 1:04 PM
114	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
115	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
116	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
117	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
118	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
119	Long term care for dependent seniors needing complex care	10/7/2025 6:01 AM
120	Workforce not seasonal	10/6/2025 8:49 PM
121	Single family homes	10/6/2025 8:24 PM
122	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.	10/6/2025 8:04 PM
123	Short term housing. Tourism is essential for this island!	10/5/2025 4:09 PM
124	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
125	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
126	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
127	Affordable housing (defined as roughly 30% of median income)	10/4/2025 2:01 PM
128	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
129	Stop trying to force more housing down our throats	10/2/2025 10:47 AM
130	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
131	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
132	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
133	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

134	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
135	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
136	Aren't most of these already permitted under the current OCP?	10/1/2025 11:44 AM
137	Please see answer to question 6.	10/1/2025 11:36 AM
138	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
139	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 4:26 PM
140	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
141	Affordable housing in Ganges only with housing agreements.	9/25/2025 10:38 AM
142	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
143	affordable housing on either non-profit owned property or government owned property within Ganges.	9/22/2025 10:59 AM
144	None of the above	9/20/2025 2:02 PM
145	housing for island workers#	9/18/2025 9:11 AM
146	Market housing doesn't work once investors take over.	9/17/2025 3:30 PM
147	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.

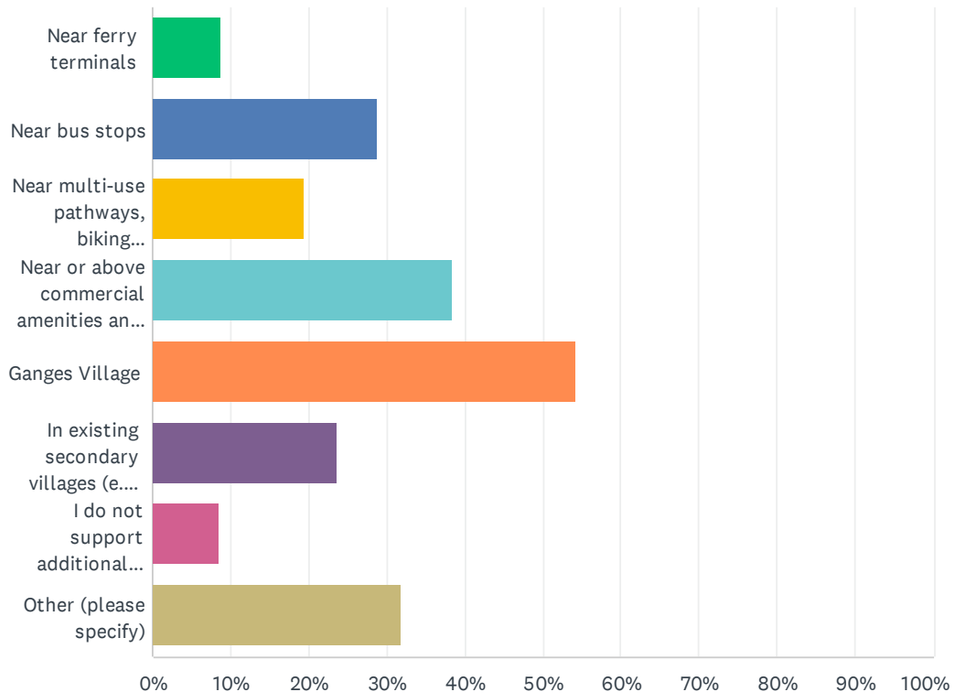
Answered: 435 Skipped: 33



ANSWER CHOICES	RESPONSES	
Affordability (keeping rental prices accessible for a range of incomes)	72.18%	314
Variety of housing types (apartments, townhomes, secondary suites, etc.)	31.03%	135
Variety of housing sizes (1-3+ bedroom units)	21.61%	94
Availability (ensuring enough supply to meet current and future needs)	26.21%	114
Accessibility (smaller, ground-oriented units)	8.05%	35
Location (near services, schools, transit, and employment)	60.69%	264
Long-term security of rental housing (protections against conversion, loss of rental stock, or rent increases)	42.30%	184
Total Respondents: 435		

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

Answered: 435 Skipped: 33



ANSWER CHOICES	RESPONSES	
Near ferry terminals	8.74%	38
Near bus stops	28.74%	125
Near multi-use pathways, biking infrastructure, and community trails	19.31%	84
Near or above commercial amenities and public services	38.39%	167
Ganges Village	54.25%	236
In existing secondary villages (e.g. Fulford Village and Channel Ridge Village)	23.68%	103
I do not support additional housing development	8.51%	37
Other (please specify)	31.72%	138
Total Respondents: 435		

#	OTHER (PLEASE SPECIFY)	DATE
1	There is no Channel Ridge Village.	10/24/2025 11:35 PM
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.	10/24/2025 9:17 PM
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.	10/24/2025 8:53 PM
4	If there has to be more house keep it in the Ganges area	10/24/2025 8:45 PM
5	Not Channel Ridge	10/24/2025 4:51 PM
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.	10/24/2025 4:39 PM
7	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.	10/24/2025 3:52 PM
8	Un Ganges only	10/24/2025 3:36 PM
9	ganges is spread out enough fulford has no real village and channel ridge is too exspensive and exclusive	10/24/2025 3:22 PM
10	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	10/24/2025 3:00 PM

	priorities and also takes into account the LTC's priorities for this engagement.	
11	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.	10/24/2025 2:53 PM
12	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.	10/24/2025 1:21 PM
13	Only increases in housing beyond the existing OCP should be in non market housing	10/24/2025 12:54 PM
14	No additional housing beyond existing growth limit in OCP except for non market housing	10/24/2025 12:35 PM
15	New housing should be located near any of the above options. allowing more housing density where groundwater is more abundant is alos important. Most essentially housing should be allowed where property owners seek to create it, with emphasis on smaller dwellings, clustered together, to minimize impact on the natural environment while also allowing for flexible options for multi generational and multi family living.	10/24/2025 12:26 PM
16	We already have zoning for 5000	10/24/2025 11:19 AM
17	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.	10/24/2025 9:28 AM
18	Anywhere on the island that doesn't have a super steep or long driveway	10/24/2025 12:07 AM
19	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.	10/23/2025 11:54 PM
20	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.	10/23/2025 10:52 PM
21	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.	10/23/2025 10:45 PM
22	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.	10/23/2025 10:40 PM
23	Why is this question limited to only 3 choices? I agree with everything listed above except for the last one as we certainly are in need of additional housing development (built responsively and protecting the environment while doing so). 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.	10/23/2025 10:09 PM
24	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.	10/23/2025 9:54 PM
25	New housing will happen where current zoning permits unless these are down-zoned. Obviously Channel Ridge is not in the running because of water availability issues. Not mentioned in your choices is the availability of water supply and sewerage or septic potential.	10/23/2025 9:06 PM
26	In clustered nodes all over the island.	10/23/2025 7:57 PM
27	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.	10/23/2025 6:11 PM
28	Both Fulford village and the notional Channel Ridge village are non-starters due to topography, services and other factors. Channel Ridge would be impossible without increased private vehicle ownership, which negates affordable housing. It already has major issues with liquid waste environmental consequences, even with no 'village' in place.	10/23/2025 5:30 PM
29	All these are important criteria - 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.	10/23/2025 11:57 AM
30	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.	10/23/2025 10:46 AM
31	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.	10/23/2025 12:08 AM
32	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.	10/22/2025 10:54 PM
33	Channel Ridge is not a logical village	10/22/2025 12:21 PM
34	Rather than asking me 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.	10/22/2025 10:29 AM

35	We can't choose just one. Please see Common Ground Concensus for the Future.	10/22/2025 10:22 AM
36	There is an opportunity to make Ganges a vibrant village with, for one thing, a night life.	10/22/2025 9:20 AM
37	Channel ridge is already a wasteland, could be used.	10/22/2025 9:06 AM
38	Water and sewage capacity is limited Ganges is the only village that is viable , Maliview sewer will never be expanded due to its limited lot size current upgrade is only to bring it into compliance with federal and provincial regulations	10/22/2025 5:52 AM
39	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.	10/21/2025 10:57 PM
40	Within a kilometre of Ganges	10/21/2025 9:30 PM
41	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.	10/21/2025 7:40 PM
42	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.	10/21/2025 4:35 PM
43	Housing allowing for car dependency in many cases should be avoided altogether. The roads here on the Island are inadequate for the existing traffic.	10/21/2025 3:44 PM
44	outside of downtown core, on bus routes, close to schools & other services for families	10/21/2025 3:13 PM
45	near major arteries and public transit	10/21/2025 2:19 PM
46	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.	10/21/2025 1:44 PM
47	Allow ADUs on all residential lots (300-500 units, zero public cost), allow duplexes/triplexes near services, increase height in Ganges village core. We need all of these, not forced prioritization.	10/21/2025 1:25 PM
48	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.	10/21/2025 11:44 AM
49	Fulford OK, Channel Ridge is not a growth or density imcrease opportunity	10/21/2025 11:36 AM
50	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.	10/21/2025 10:40 AM
51	There is no such thing as Fulford village. A few houses near the ferry terminal is not a village	10/21/2025 10:39 AM
52	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	10/21/2025 6:50 AM
53	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.	10/20/2025 10:24 PM
54	The private sector will build them where they are most likely desired by buyers and renters. They don't want to fail at the investments.	10/20/2025 6:02 PM
55	New affordable housing should go in Ganges	10/20/2025 5:33 PM
56	Will this question give you useful information for building the OCP? Whereever possible best practice is to ensure housing is near transit, active transportation options, amenities, and appropriate levels of density.	10/20/2025 4:37 PM
57	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.	10/20/2025 3:06 PM
58	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.	10/20/2025 2:55 PM
59	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	10/20/2025 12:39 PM
60	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.	10/20/2025 11:16 AM
61	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.	10/20/2025 9:27 AM
62	All of the above are important to consider when planning for new housing. 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.	10/20/2025 8:03 AM

63	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.	10/20/2025 12:00 AM
64	So, it's either support housing in new locations or be a big jerk and say I do not support. Another biased question with the purpose to show that people support additional housing.	10/19/2025 10:40 PM
65	Housing increase should be confined to Ganges mainly	10/19/2025 10:42 AM
66	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.	10/18/2025 3:56 PM
67	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.	10/18/2025 11:55 AM
68	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.	10/18/2025 9:16 AM
69	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.	10/17/2025 9:35 PM
70	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.	10/17/2025 9:23 PM
71	all of the above and anywhere possible	10/17/2025 11:08 AM
72	Tie housing to water availability, considering future climate change effects on SSI ground water supply.	10/17/2025 9:44 AM
73	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.	10/17/2025 7:53 AM
74	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.	10/16/2025 9:09 PM
75	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.	10/16/2025 8:39 PM
76	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.	10/16/2025 7:01 PM
77	WN WORDS: 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.	10/16/2025 3:22 PM
78	AS earlier, Channel Ridge is not a viable option at this time. Phase 1 approval given 20 years ago!	10/16/2025 2:13 PM
79	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.	10/16/2025 10:33 AM
80	New housing needs to follow present guidelines with the expansion of multi-densities where strategically viable. Example: not every bus stop would be good, but definitely something that would be helpful. Honestly, I know this is a big challenge and limited growth plus environmental protection is key for me. Focus on food sustainability.	10/16/2025 9:47 AM
81	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.	10/16/2025 8:15 AM
82	I 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. 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.	10/15/2025 10:21 PM
83	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.	10/15/2025 9:32 PM
84	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.	10/15/2025 8:33 PM
85	Spread throughout. If you allow more secondary detached and carriage homes on smaller properties, not just above 3 acres it will greatly help rental markets	10/15/2025 8:30 PM
86	Fulford Village but please, do not increase development in Channel Ridge area. We need more park space, not another development there.	10/15/2025 8:26 PM

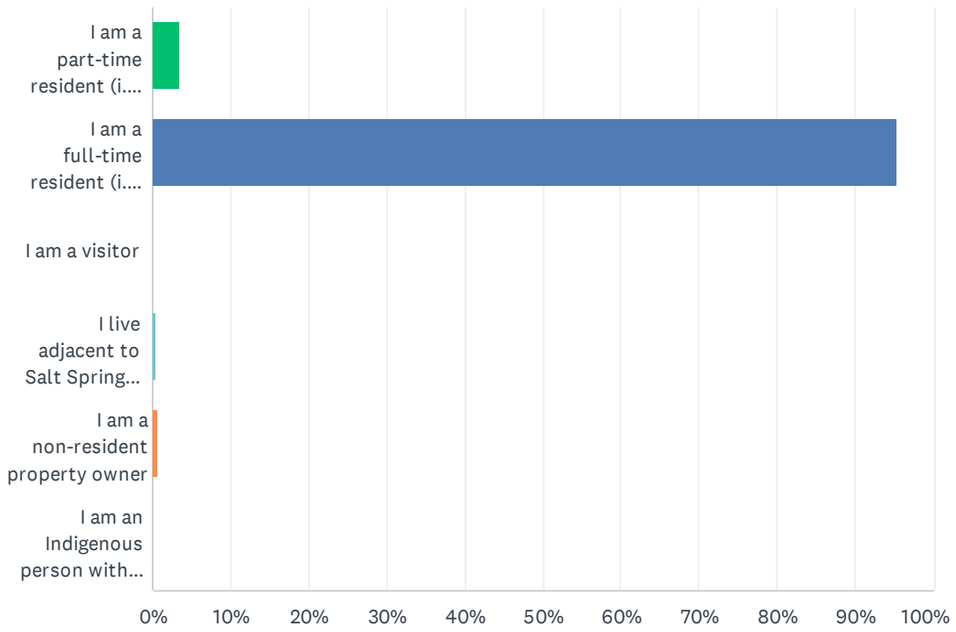
87	Rather than asking us to pick one critical option over another critical option, please look at the Common Ground Consensus for the Future, which contains the most urgent community priorities and also takes into account the LTC’s priorities for this engagement.	10/15/2025 8:09 PM
88	ather than asking 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.	10/15/2025 7:42 PM
89	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.	10/14/2025 9:56 PM
90	Within the greater Ganges area, which is already a walkable community with pathways etc. Infrastructure (roads, water, sewer) is available, or can be made available, and development here will have the least impact on ecosystems.	10/14/2025 9:17 PM
91	On community farms as long as everyone contributes to farming	10/14/2025 8:00 PM
92	Gentle densification in long established and existing subdivisions and convert single family lots to allow for 'houseplexes". Allow for the stratification of houseplexes.	10/14/2025 11:23 AM
93	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.	10/14/2025 11:15 AM
94	just because the kids are demanding cookies before bed, doesn't mean it's best to give them what they are freaking out for. Your job is to ensure the physical environment for future generations, not to ensure the financial sustainability of Mouats, Thrifty's, Auntie Pestos, Fields etc. As someone who was an employer on SSI, I know about the shortage of labour. Waah. That is our fault for trying to develop BEYOND the carrying capacity of this island. Period.	10/14/2025 4:23 AM
95	Spaces that are not suitable to agriculture	10/13/2025 10:03 PM
96	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.	10/10/2025 3:17 PM
97	allow for collective or coop housing units of a higher density in areas suitable for well water and rainwater catchment preferable on or near bus routes.	10/10/2025 3:11 PM
98	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.	10/10/2025 10:18 AM
99	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.	10/10/2025 9:12 AM
100	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.	10/9/2025 9:55 PM
101	AVOID ANY INCREASE TO RURAL DENSITY. PLEASE REGULATE THE CLEARING OF FORESTED LAND!!	10/9/2025 10:03 AM
102	on land that is only good for housing...there is lots of land here on ss that is rocky hilly etc that is no good for farming etc but could take housing on it.....	10/9/2025 9:59 AM
103	all of the above - except for Channel Ridge - and more village orientation than just Ganges	10/9/2025 9:53 AM
104	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.	10/8/2025 8:21 PM
105	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.	10/8/2025 3:09 PM
106	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.	10/8/2025 11:30 AM
107	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.	10/8/2025 9:10 AM
108	Instead of choosing one location over another, I would like to see us look at housing as part of a wider ecosystem where sustainability, infrastructure, and accessibility overlap. The Common Ground Consensus for the Future already reflects these priorities and offers a comprehensive direction to move forward.	10/8/2025 7:12 AM
109	If you let to many people in it will ruin and we will lose what we have	10/7/2025 9:23 PM
110	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 6:26 PM
111	The Common Ground Consensus process has delved into these questions at such a comprehensice granular level that all I can do is keep referring you back to it.	10/7/2025 5:51 PM

112	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 3:41 PM
113	Anywhere on island people are willing to provide housing	10/7/2025 2:45 PM
114	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
115	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
116	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
117	Where people want to invest in building it	10/7/2025 9:02 AM
118	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
119	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
120	Restrictions on population growth	10/7/2025 6:20 AM
121	Channel ridge residents are car dependent and not good location to expand housing	10/7/2025 6:01 AM
122	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
123	In new areas that are serviced by bus, bike path and water	10/6/2025 7:47 PM
124	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
125	affordable housing; respect current growth limits. Honestly, we can't accommodate everybody who wants to live here.	10/5/2025 12:08 PM
126	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
127	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
128	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
129	I support only limited additional housing development, in keeping with the capacity limits of SSI and previous OCP	10/2/2025 9:36 AM
130	Remove Channel Ridge Village from the plan.	10/2/2025 8:07 AM
131	Where existing zoning allows for it	10/1/2025 8:24 PM
132	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
133	These questions require full community conversations!!!	10/1/2025 6:01 PM
134	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
135	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.	9/29/2025 4:26 PM
136	Where current zoning allows	9/25/2025 10:38 AM

137	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
138	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?

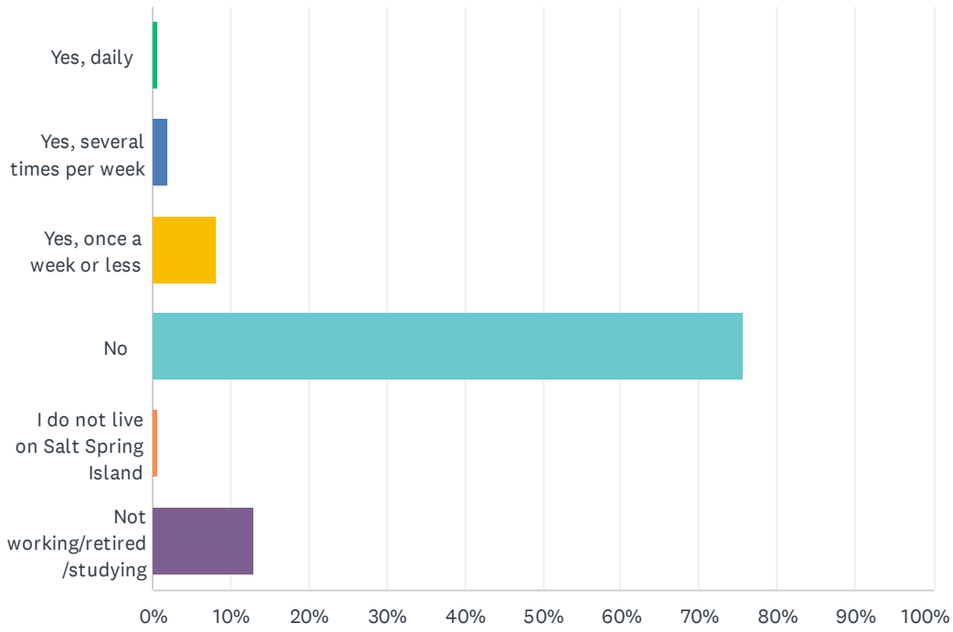
Answered: 430 Skipped: 38



ANSWER CHOICES	RESPONSES	
I am a part-time resident (i.e. less than 6 months per year)	3.49%	15
I am a full-time resident (i.e. more than 6 months per year)	95.35%	410
I am a visitor	0.00%	0
I live adjacent to Salt Spring Island	0.47%	2
I am a non-resident property owner	0.70%	3
I am an Indigenous person with relationships to islands in the Salt Spring Island local trust area	0.00%	0
TOTAL		430

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

Answered: 431 Skipped: 37



ANSWER CHOICES	RESPONSES	
Yes, daily	0.70%	3
Yes, several times per week	1.86%	8
Yes, once a week or less	8.12%	35
No	75.64%	326
I do not live on Salt Spring Island	0.70%	3
Not working/retired/studying	12.99%	56
TOTAL		431

Q12 What is your postal code?

Answered: 399 Skipped: 69

#	RESPONSES	DATE
1	v8k 1g2	10/24/2025 11:36 PM
2	V8K 2J3	10/24/2025 11:12 PM
3	V8K1Y8	10/24/2025 10:44 PM
4	V8K 1B1	10/24/2025 9:17 PM
5	V8K 1G8	10/24/2025 8:58 PM
6	V8K 0A1	10/24/2025 8:55 PM
7	V8k1x9	10/24/2025 8:49 PM
8	V8k2b5	10/24/2025 8:46 PM
9	v8k1r7	10/24/2025 8:32 PM
10	V8K 1E8	10/24/2025 8:14 PM
11	V8k	10/24/2025 8:13 PM
12	V8K1J6	10/24/2025 8:10 PM
13	V8k1y4	10/24/2025 7:59 PM
14	V8K1Y3	10/24/2025 7:49 PM
15	V8K 1R2	10/24/2025 7:42 PM
16	V8K1E1	10/24/2025 7:00 PM
17	V8K 2B7	10/24/2025 6:41 PM
18	V8k2P5	10/24/2025 5:16 PM
19	V8K 1V4	10/24/2025 5:09 PM
20	V3L 1K2	10/24/2025 5:07 PM
21	V8K2M8	10/24/2025 4:52 PM
22	V8K 2W5	10/24/2025 4:40 PM
23	v8k2c4	10/24/2025 4:37 PM
24	V8K1Y8	10/24/2025 4:37 PM
25	V8K2K6	10/24/2025 4:01 PM
26	V8K 1L9	10/24/2025 3:55 PM
27	v8k2a5	10/24/2025 3:50 PM
28	V8K 2B8	10/24/2025 3:39 PM
29	V8K1P7	10/24/2025 3:27 PM
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31	V8K 2E6	10/24/2025 3:23 PM
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33	V8K1Z7	10/24/2025 2:53 PM
34	V8k1m8	10/24/2025 2:33 PM
35	V8K 1M8	10/24/2025 2:12 PM
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38	V8k 2n6	10/24/2025 1:23 PM
39	V8K 1G8	10/24/2025 1:22 PM
40	V8k2c6	10/24/2025 1:10 PM
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43	V8K 1E7	10/24/2025 12:54 PM
44	V8K 1T3	10/24/2025 12:36 PM

45	V8K 2K7	10/24/2025 12:34 PM
46	V8K 1X5	10/24/2025 12:26 PM
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49	v8k1w9	10/24/2025 11:20 AM
50	V8K 2E9	10/24/2025 11:12 AM
51	V8Z 0A4	10/24/2025 10:24 AM
52	V8K 1C8	10/24/2025 9:57 AM
53	V8K2K1	10/24/2025 9:29 AM
54	v8k2k6	10/24/2025 9:00 AM
55	V8K2C3	10/24/2025 8:31 AM
56	V8k2C3	10/24/2025 8:21 AM
57	V8K1P1	10/24/2025 8:05 AM
58	V8K2P4	10/24/2025 12:08 AM
59	V8K2X6	10/23/2025 10:53 PM
60	V8K 2C7	10/23/2025 10:46 PM
61	V8K 1M3	10/23/2025 10:41 PM
62	V8K 2C8	10/23/2025 10:23 PM
63	V8K1W5	10/23/2025 10:21 PM
64	V8k1c9	10/23/2025 10:15 PM
65	V8K2X6	10/23/2025 10:10 PM
66	V8K1Z8	10/23/2025 9:58 PM
67	V8K1P3	10/23/2025 9:55 PM
68	V8K 2L6	10/23/2025 9:20 PM
69	V8K 2X8	10/23/2025 9:07 PM
70	V8k1r4	10/23/2025 7:58 PM
71	V8K 1Y8	10/23/2025 7:56 PM
72	V8K 1Y8	10/23/2025 7:55 PM
73	V8K 2L4	10/23/2025 7:16 PM
74	V8K 2B8	10/23/2025 6:11 PM
75	V8K 2C9	10/23/2025 5:48 PM
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77	V8K 2L1	10/23/2025 3:57 PM
78	V8k1m6	10/23/2025 1:48 PM
79	V8K	10/23/2025 1:42 PM
80	V8R 1P1	10/23/2025 1:29 PM
81	V8K1G8	10/23/2025 1:26 PM
82	V8k1w7	10/23/2025 12:55 PM
83	V8K 1N2	10/23/2025 11:58 AM
84	V8K 2E4	10/23/2025 10:46 AM
85	V8K1V8	10/23/2025 7:49 AM
86	V8K 1W5	10/23/2025 7:40 AM
87	V8K 2M3	10/23/2025 12:09 AM
88	V8K1P6	10/22/2025 10:54 PM
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96	V8K 1H4	10/22/2025 1:05 PM
97	v8k1t6	10/22/2025 12:39 PM
98	V8K 1S3	10/22/2025 12:22 PM
99	V8K2X8	10/22/2025 11:46 AM
100	V8K2K8	10/22/2025 11:37 AM
101	V8K2B7	10/22/2025 10:57 AM
102	V8K 1P6	10/22/2025 10:30 AM
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104	V8H2H1	10/22/2025 10:16 AM
105	V8 K 1 S 7	10/22/2025 9:24 AM
106	V8K 1E7	10/22/2025 9:22 AM
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108	v8k1t6	10/22/2025 9:18 AM
109	V8K2N5	10/22/2025 9:10 AM
110	v8k1p6	10/22/2025 9:07 AM
111	V8k	10/22/2025 8:39 AM
112	V8k 1y2	10/22/2025 7:59 AM
113	V8k1b1	10/22/2025 5:52 AM
114	V8K1M7	10/21/2025 10:57 PM
115	V8K 1V7	10/21/2025 10:13 PM
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117	V8K 2k9	10/21/2025 8:44 PM
118	V8K2R2	10/21/2025 8:30 PM
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125	V8K 2A9	10/21/2025 4:12 PM
126	V8k1s7	10/21/2025 3:45 PM
127	v8k1j7	10/21/2025 3:13 PM
128	V8K 1C8	10/21/2025 2:20 PM
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144	V8K2L9	10/21/2025 9:58 AM

145	V8K2J7	10/21/2025 6:51 AM
146	v8k 1t9	10/21/2025 6:13 AM
147	V8k 2h7	10/20/2025 10:25 PM
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155	V8K1V1	10/20/2025 4:02 PM
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160	V8K 2Y1	10/20/2025 1:18 PM
161	v8k 2y4	10/20/2025 12:39 PM
162	v8k1r6	10/20/2025 11:20 AM
163	v8k 2g9	10/20/2025 11:17 AM
164	V8K 1H8	10/20/2025 8:03 AM
165	V8K 1C5	10/20/2025 6:47 AM
166	V8K 2G7	10/20/2025 12:02 AM
167	V8K 2Y2	10/20/2025 12:00 AM
168	v8k 1j_	10/19/2025 10:41 PM
169	V8K 2l6	10/19/2025 9:16 PM
170	V8K2Y1	10/19/2025 8:53 PM
171	V8k 2j2	10/19/2025 7:29 PM
172	V8k2m3	10/18/2025 9:42 PM
173	V8K 2E9	10/18/2025 3:58 PM
174	V8K 2A4	10/18/2025 11:55 AM
175	V8k2k1	10/18/2025 9:17 AM
176	V8K 1M8	10/18/2025 9:16 AM
177	V8k1s6	10/18/2025 8:44 AM
178	V8K1W5	10/17/2025 9:36 PM
179	V8k 1p3	10/17/2025 9:24 PM
180	V8k1r7	10/17/2025 8:35 PM
181	V8K 1X9	10/17/2025 3:57 PM
182	V8k1c9	10/17/2025 1:42 PM
183	V8K1K5	10/17/2025 11:08 AM
184	V8K1P7	10/17/2025 9:48 AM
185	V8K2M8	10/17/2025 9:45 AM
186	V8K2J3	10/17/2025 7:54 AM
187	V8K2P4	10/17/2025 7:54 AM
188	V8K 1H4	10/17/2025 6:55 AM
189	v8k2j7	10/17/2025 6:24 AM
190	V8K 2W9	10/16/2025 9:10 PM
191	v8k2w9	10/16/2025 8:40 PM
192	V8K 1B7	10/16/2025 8:11 PM
193	V8K 2B2	10/16/2025 7:03 PM
194	V8K 2R6	10/16/2025 3:23 PM

195	V8K1X2	10/16/2025 2:22 PM
196	V8K1W4	10/16/2025 12:55 PM
197	V8k1x1	10/16/2025 11:54 AM
198	V8K 1Y3	10/16/2025 11:52 AM
199	V8K 2G5	10/16/2025 10:34 AM
200	v8k 1Z7	10/16/2025 9:51 AM
201	V8K2L2	10/16/2025 9:47 AM
202	V8K1C8	10/16/2025 8:15 AM
203	V8K2P1	10/16/2025 6:15 AM
204	V8K2R3	10/16/2025 4:48 AM
205	V8k 2J6	10/15/2025 10:23 PM
206	V8K2W9	10/15/2025 9:48 PM
207	V8K1M4	10/15/2025 9:33 PM
208	V8K-1Y4	10/15/2025 9:18 PM
209	V8K 1W7	10/15/2025 8:35 PM
210	V8K 1R1	10/15/2025 8:34 PM
211	V8K1J5	10/15/2025 8:31 PM
212	V8K1M4	10/15/2025 8:26 PM
213	V8K 2P7	10/15/2025 8:10 PM
214	v8k 2h6	10/15/2025 7:47 PM
215	v8k2l7	10/15/2025 4:05 PM
216	V8K0A3	10/15/2025 9:50 AM
217	V8K 2H8	10/14/2025 9:57 PM
218	V8K 1K3	10/14/2025 9:19 PM
219	V8k 1c9	10/14/2025 8:00 PM
220	V8K 2N6	10/14/2025 6:40 PM
221	V8K2V3	10/14/2025 5:05 PM
222	V8K2N6	10/14/2025 4:42 PM
223	V8K2G3	10/14/2025 11:23 AM
224	V8K 2W9	10/14/2025 11:20 AM
225	V8K 1P5	10/14/2025 11:15 AM
226	V8K1C9	10/14/2025 4:56 AM
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229	V8k2r7	10/13/2025 9:27 PM
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231	V8K2W5	10/13/2025 12:44 PM
232	V8K1A7	10/13/2025 12:43 PM
233	V8K 1Y2	10/13/2025 10:52 AM
234	V8K0B2	10/13/2025 9:44 AM
235	V8K 2B5	10/12/2025 2:18 PM
236	V8L 3B2	10/12/2025 12:08 PM
237	V8K 2W5	10/12/2025 10:05 AM
238	V8K2A9	10/12/2025 8:41 AM
239	V8k1t6	10/12/2025 8:39 AM
240	V8K 2M5	10/11/2025 9:08 PM
241	V8K 1X8	10/11/2025 3:52 PM
242	V8K 1P4	10/11/2025 3:22 PM
243	V8K 2y1	10/11/2025 11:07 AM
244	V8K1M4	10/11/2025 8:40 AM

245	V8K 2R4	10/10/2025 3:47 PM
246	V8k 2w9	10/10/2025 3:44 PM
247	V8K 1M8	10/10/2025 3:18 PM
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249	V8K 2B9	10/10/2025 1:39 PM
250	V8K1W1	10/10/2025 10:19 AM
251	v8k2m3	10/10/2025 9:34 AM
252	V8K 1V9	10/10/2025 9:13 AM
253	V8K1X2	10/9/2025 9:56 PM
254	V8k2j8	10/9/2025 8:45 PM
255	V8K2C1	10/9/2025 3:24 PM
256	V8K 2Y4	10/9/2025 2:22 PM
257	V8K 2M3	10/9/2025 1:59 PM
258	V8K 2V5	10/9/2025 1:27 PM
259	V8K 2C8	10/9/2025 11:53 AM
260	V8K1V4	10/9/2025 10:03 AM
261	V8K 2P8	10/9/2025 9:54 AM
262	V8K1G7	10/9/2025 9:17 AM
263	V8K1J2	10/9/2025 8:36 AM
264	V8k1p9	10/9/2025 8:20 AM
265	V8K2G7	10/8/2025 10:19 PM
266	V8K 0A7	10/8/2025 8:22 PM
267	V8K 2N6	10/8/2025 3:10 PM
268	V8K 2W8	10/8/2025 11:31 AM
269	V8K 1H7	10/8/2025 9:11 AM
270	V8K 2C3	10/8/2025 9:01 AM
271	V8K 1V7	10/8/2025 8:48 AM
272	V8K 2M8	10/8/2025 8:23 AM
273	V8K2C3	10/8/2025 7:12 AM
274	V8K1R8	10/7/2025 10:14 PM
275	V8K 1V5	10/7/2025 9:25 PM
276	V8K1S8	10/7/2025 6:28 PM
277	V8K 1Y9	10/7/2025 5:51 PM
278	V8K 1P3	10/7/2025 3:42 PM
279	V8k2l7	10/7/2025 2:46 PM
280	V8K2J5	10/7/2025 1:05 PM
281	v8k 2j8	10/7/2025 1:01 PM
282	V8K1K2	10/7/2025 12:32 PM
283	v8k2n1	10/7/2025 12:13 PM
284	V8k 2l8	10/7/2025 11:55 AM
285	V8K 1S4	10/7/2025 11:30 AM
286	V8K1S7	10/7/2025 10:49 AM
287	V8K2H7	10/7/2025 10:36 AM
288	V8K2H2	10/7/2025 10:29 AM
289	v8k1s7	10/7/2025 10:21 AM
290	V8K 1E5	10/7/2025 9:26 AM
291	V8K 2C3	10/7/2025 9:21 AM
292	V8K 2W8	10/7/2025 9:09 AM
293	V8K 2V8	10/7/2025 9:03 AM
294	V8K1R4	10/7/2025 8:27 AM

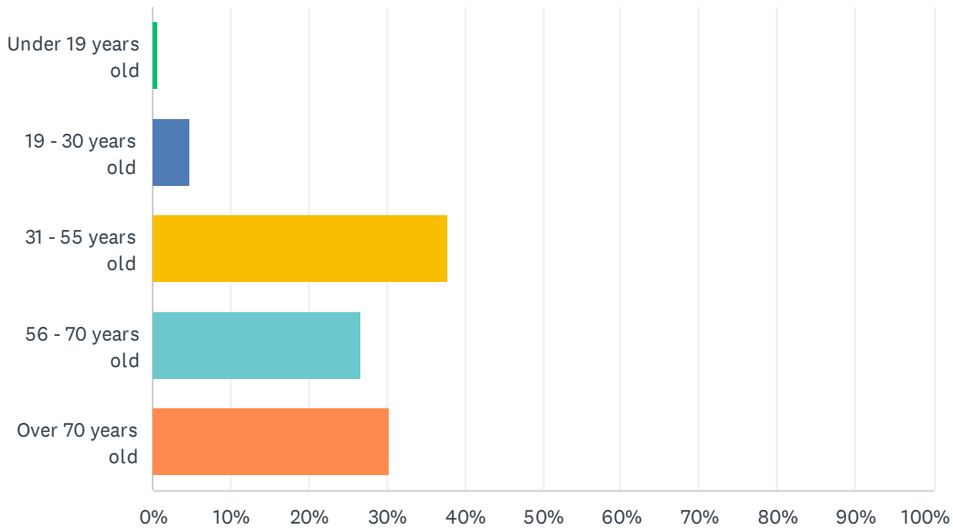
295	V8K 1V7	10/7/2025 8:22 AM
296	V8K2K6	10/7/2025 7:59 AM
297	V8K 1V5	10/7/2025 7:53 AM
298	V8K 2K8	10/7/2025 6:20 AM
299	V8K1J6	10/7/2025 6:02 AM
300	V8K1T4	10/7/2025 1:47 AM
301	V8K1N7	10/6/2025 10:23 PM
302	V8K 1N3	10/6/2025 10:21 PM
303	V8K2T6	10/6/2025 10:18 PM
304	V8K1N7	10/6/2025 10:16 PM
305	V8K2T4	10/6/2025 10:14 PM
306	V8K2E4	10/6/2025 10:10 PM
307	V8K2T4	10/6/2025 10:09 PM
308	v8k2j8	10/6/2025 9:49 PM
309	V8K 1S2	10/6/2025 9:33 PM
310	v8k 1l1	10/6/2025 9:21 PM
311	V8k1l8	10/6/2025 8:49 PM
312	V8k2g8	10/6/2025 8:25 PM
313	V8k1k8	10/6/2025 8:25 PM
314	V8K2N6	10/6/2025 8:18 PM
315	V8K 1N2	10/6/2025 8:05 PM
316	V8K 2B4	10/6/2025 8:01 PM
317	V8K 2H7	10/6/2025 7:53 PM
318	V8K	10/6/2025 7:49 PM
319	V8k0b2	10/6/2025 11:32 AM
320	V8K 0B2	10/6/2025 9:40 AM
321	V8K1N5	10/6/2025 9:18 AM
322	V 8k2r8	10/6/2025 4:36 AM
323	V8K 1V1	10/5/2025 5:54 PM
324	V8k 1c2	10/5/2025 4:11 PM
325	V8K2N4	10/5/2025 2:17 PM
326	NA	10/5/2025 12:09 PM
327	V8K2A3	10/5/2025 10:42 AM
328	V8K1B1	10/5/2025 10:08 AM
329	V8K 0B2	10/5/2025 10:08 AM
330	V8K2H5	10/4/2025 2:02 PM
331	V8R2R6	10/4/2025 12:50 PM
332	V8k1n1	10/4/2025 6:32 AM
333	V8K1W8	10/3/2025 7:41 PM
334	V8K1C9	10/3/2025 4:15 PM
335	V8K 2X6	10/3/2025 7:11 AM
336	V8K1S2	10/2/2025 6:15 PM
337	V8K1Y9	10/2/2025 1:17 PM
338	V8K 2E1	10/2/2025 9:50 AM
339	V8K 2C9	10/2/2025 9:36 AM
340	V8K1Z4	10/2/2025 8:08 AM
341	V8K 2G4	10/2/2025 6:50 AM
342	V8k2w3	10/1/2025 8:24 PM
343	V8k1t6	10/1/2025 8:00 PM
344	V8K2P6	10/1/2025 7:50 PM

345	v8k2e4	10/1/2025 7:03 PM
346	V8K 2X6	10/1/2025 4:54 PM
347	V8K 2L2	10/1/2025 3:13 PM
348	v8k 2g6	10/1/2025 3:03 PM
349	V8K 1W5	10/1/2025 12:33 PM
350	V8K 2R7	10/1/2025 12:26 PM
351	V8K 1B9	10/1/2025 12:10 PM
352	V8K2J8	10/1/2025 12:03 PM
353	V8K 1G8	10/1/2025 11:57 AM
354	V8K 1E8	10/1/2025 11:55 AM
355	V8K 2L7	10/1/2025 11:46 AM
356	V8K 1E7	10/1/2025 11:45 AM
357	V8K 1X2	10/1/2025 11:41 AM
358	V8K 1X4	10/1/2025 11:39 AM
359	V8K1C7	10/1/2025 11:36 AM
360	V8K 2L7	10/1/2025 10:50 AM
361	V8K1Y?	10/1/2025 10:38 AM
362	v8k1P2	10/1/2025 10:24 AM
363	V6K1K6	10/1/2025 10:05 AM
364	V8K 1X1	9/30/2025 3:30 PM
365	V8K2E5	9/29/2025 4:27 PM
366	V8K 1C9	9/29/2025 1:29 PM
367	V8K 1C8	9/29/2025 12:11 PM
368	V8K 2R2	9/25/2025 2:25 PM
369	V8KX0X	9/25/2025 10:41 AM
370	V8K 1M9	9/23/2025 2:44 PM
371	V8K 0A2	9/23/2025 11:34 AM
372	V8K 1M4	9/22/2025 12:01 PM
373	V8K1P3	9/22/2025 10:59 AM
374	V8K 2X8	9/21/2025 6:33 PM
375	V8K 2K4	9/20/2025 5:22 PM
376	V8k 1b5	9/20/2025 2:03 PM
377	V8K2N7	9/18/2025 12:00 PM
378	V8K1B3	9/18/2025 11:54 AM
379	V8K 2J9	9/18/2025 9:13 AM
380	V8KX2X	9/18/2025 8:59 AM
381	V8k 2e3	9/17/2025 8:39 PM
382	v8k 2y1	9/17/2025 5:21 PM
383	V8K 1V1	9/17/2025 3:31 PM
384	V8K2G3	9/17/2025 1:45 PM
385	v8k 1b5	9/17/2025 11:23 AM
386	V8K1G2	9/17/2025 10:09 AM
387	V8k 1k8	9/17/2025 10:05 AM
388	V8K 2S1	9/16/2025 7:32 PM
389	V8K 1E5	9/16/2025 6:53 PM
390	V8K1H4	9/16/2025 5:32 PM
391	V8K 2J7	9/16/2025 5:26 PM
392	V8K 2N4	9/16/2025 5:13 PM
393	V8K	9/16/2025 4:40 PM
394	V8K 1Y3	9/16/2025 3:54 PM

395	V8K 1L8	9/16/2025 3:08 PM
396	V8K1J2	9/16/2025 12:42 PM
397	V8K1K2	9/16/2025 12:29 PM
398	V8K 2R3	9/15/2025 8:31 PM
399	v8k2h1	9/15/2025 8:07 PM

Q13 What is your age?

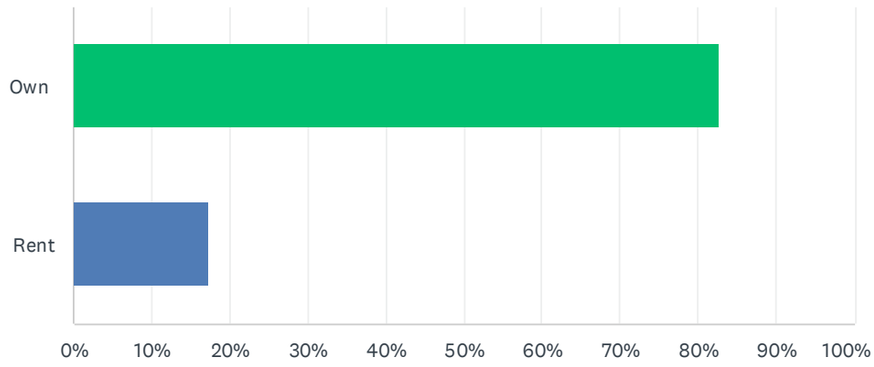
Answered: 425 Skipped: 43



ANSWER CHOICES	RESPONSES	
Under 19 years old	0.71%	3
19 - 30 years old	4.71%	20
31 - 55 years old	37.65%	160
56 - 70 years old	26.59%	113
Over 70 years old	30.35%	129
TOTAL		425

Q14 Do you own or rent your place of residence?

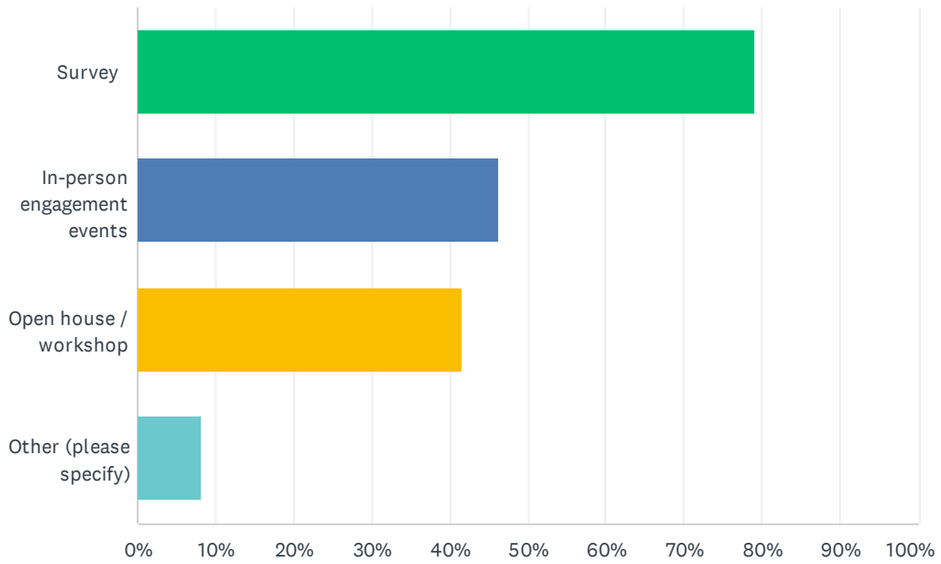
Answered: 431 Skipped: 37



ANSWER CHOICES	RESPONSES	
Own	82.83%	357
Rent	17.17%	74
TOTAL		431

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

Answered: 420 Skipped: 48



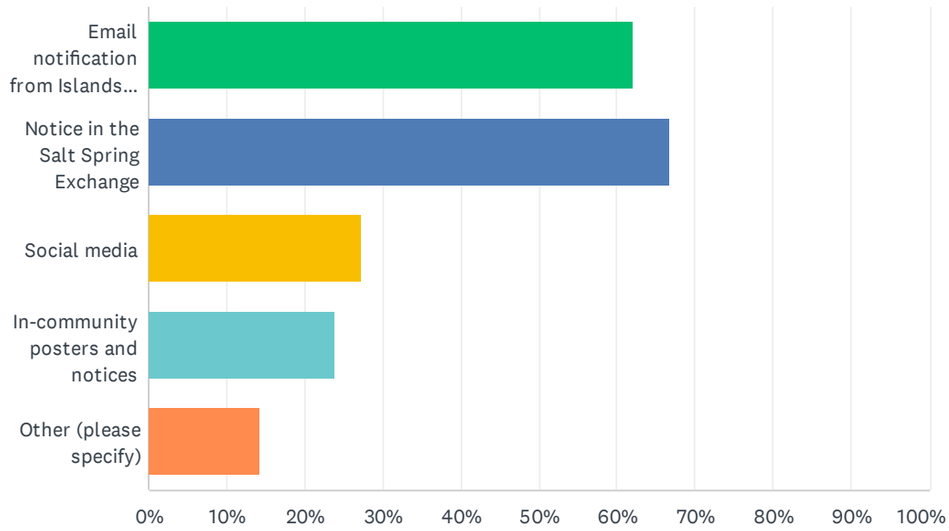
ANSWER CHOICES	RESPONSES	
Survey	79.05%	332
In-person engagement events	46.19%	194
Open house / workshop	41.67%	175
Other (please specify)	8.10%	34
Total Respondents: 420		

#	OTHER (PLEASE SPECIFY)	DATE
1	make surveys and events more available to public, this was not easy to find. for example post more on social media platforms, use easy to understand and direct info on what is happening..	10/24/2025 10:58 PM
2	I	10/24/2025 8:13 PM
3	I don't wish to take part in any more pro development slanted surveys.	10/24/2025 4:37 PM
4	Better-designed surveys than this one i.e. without the pro-growth bias.	10/24/2025 3:27 PM
5	Townhall	10/24/2025 12:39 PM
6	Town Halls	10/24/2025 12:34 PM
7	as a topic expert on environment	10/23/2025 8:04 PM
8	Maybe more surveys but nothing more until Sàt Spring incorporates and becomes it’s own municipality. Until then I don’t expect much to change	10/23/2025 1:53 PM
9	Not sure - should be local resourced and planned	10/23/2025 7:41 AM
10	Town Halls	10/22/2025 9:23 AM
11	A questionnaire that does not give choices , it allows you to answer questions in your own words and you could limit the amount of words per question	10/22/2025 5:58 AM
12	Gatherings at which opinions can be shared and discussed, not just presentations and collecting of individual responses	10/21/2025 9:44 PM
13	Yes	10/21/2025 3:54 PM
14	all three options, more encouragement and engagement is needed. more advertising of events.	10/21/2025 3:16 PM
15	I believe there needs to be more visibility with these surveys. Busy working people do not have time to read the Islands Trust website to know about these things. Luckily there are external groups making better use of social media and online tools to let people know.	10/21/2025 10:43 AM
16	Town Hall type meeting	10/20/2025 5:35 PM
17	Ask high and older elementary school kids for their ideas - they'll be looking for housing as this OCP is implemented. Attend sports and culture events on the island to help build awareness of the tradeoffs and support for any necessary investments to meet this community's housing needs.	10/20/2025 4:42 PM
18	Disabled, unable to attend in person events etc.	10/20/2025 3:46 PM

19	Conversations with elected officials.	10/17/2025 4:21 PM
20	I write letters to you. Please indicate if they will be read and considered	10/17/2025 9:51 AM
21	Live events	10/16/2025 7:08 PM
22	In person community meeting	10/13/2025 12:45 PM
23	Contact me anytime, I would love to be part of this in a way I believe would benefit all Salt Springs as well as environmental protections.	10/12/2025 12:18 PM
24	Online publication of options, choices and developments	10/10/2025 3:48 PM
25	Any - I am full engagement	10/8/2025 7:13 AM
26	surveys that are NOT so biased with choosing three or more answers. Basically useless.	10/5/2025 12:13 PM
27	Round table discussions like Common Ground	10/3/2025 7:43 PM
28	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
29	submitting written comments	10/1/2025 3:14 PM
30	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
31	Town halls where a variety of islanders can give their opinions.	10/1/2025 12:14 PM
32	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
33	Town halls with discussion	9/17/2025 3:35 PM
34	Town hall	9/17/2025 11:24 AM

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

Answered: 419 Skipped: 49



ANSWER CHOICES	RESPONSES	
Email notification from Islands Trust (subscribe at https://islandstrust.bc.ca/subscribe/)	62.05%	260
Notice in the Salt Spring Exchange	66.83%	280
Social media	27.21%	114
In-community posters and notices	23.87%	100
Other (please specify)	14.32%	60
Total Respondents: 419		

#	OTHER (PLEASE SPECIFY)	DATE
1	In the Driftwood	10/24/2025 4:37 PM
2	Driftwood newspaper	10/24/2025 3:27 PM
3	Notice in the Driftwood and Salt Spring Exchange.	10/24/2025 2:55 PM
4	The Driftwood	10/24/2025 1:24 PM
5	Driftwood	10/24/2025 12:57 PM
6	Notice in the Driftwood	10/24/2025 12:39 PM
7	Driftwood newspaper	10/24/2025 12:34 PM
8	Driftwood notices	10/24/2025 11:40 AM
9	Driftwood	10/24/2025 11:21 AM
10	The Driftwood	10/24/2025 10:02 AM
11	Driftwood notice	10/24/2025 9:54 AM
12	Driftwood	10/24/2025 8:42 AM
13	Driftwood	10/24/2025 12:14 AM
14	Transition Saltspring	10/23/2025 10:23 PM
15	Driftwood	10/23/2025 9:32 PM
16	Driftwood	10/23/2025 9:29 PM
17	Why did you not mention the obvious - Driftwood newspaper??	10/23/2025 9:11 PM
18	I will hear about it and participate if I feel like it	10/23/2025 1:53 PM
19	Driftwood	10/23/2025 10:48 AM
20	Ads in the Driftwood	10/22/2025 1:07 PM
21	Notice in the Driftwood newspaper	10/22/2025 9:23 AM
22	Local newspaper Driftwood	10/22/2025 5:58 AM

23	Driftwood	10/21/2025 8:32 PM
24	Updates in the Driftwood. Through our local Federal and Provincial representatives. They must be involved.	10/21/2025 3:54 PM
25	all possible uses of local media is required to keep everyone informed	10/21/2025 3:16 PM
26	Driftwood N otices	10/21/2025 11:40 AM
27	The Driftwood	10/21/2025 11:01 AM
28	Driftwood	10/20/2025 3:09 PM
29	Newspaper	10/16/2025 7:08 PM
30	in the DRiftwood and extra!	10/16/2025 10:35 AM
31	Driftwood	10/16/2025 9:50 AM
32	Newspaper	10/15/2025 9:49 PM
33	Driftwood	10/15/2025 9:35 PM
34	In the community newspaper, the Driftwood, as well.	10/15/2025 8:41 PM
35	Driftwood	10/15/2025 9:52 AM
36	Driftwood ads	10/14/2025 9:22 PM
37	In the Driftwood newspaper	10/14/2025 7:45 PM
38	Driftwood	10/13/2025 8:37 PM
39	Anyways you can, even meet and greets and engaging people through booths or surveys like this	10/12/2025 12:18 PM
40	The Driftwood	10/10/2025 3:48 PM
41	newspaper	10/10/2025 9:37 AM
42	Driftwood newspaper	10/9/2025 10:21 PM
43	Like all marketing, the more you do- the more people know it is happening. Poster around town, write in the driftwood, feature an exchange ad or get in the exchange newsletter (worth every penny).	10/9/2025 11:55 AM
44	Driftwood ad	10/8/2025 8:51 AM
45	Driftwood newspaper	10/6/2025 8:26 PM
46	Notice in Driftwood	10/6/2025 8:03 PM
47	Driftwood announcements	10/5/2025 12:13 PM
48	Driftwood	10/4/2025 12:51 PM
49	Driftwood	10/2/2025 8:16 AM
50	Driftwood	10/1/2025 8:02 PM
51	Community collaboration and resilience building events	10/1/2025 6:06 PM
52	Driftwood newspaper	10/1/2025 5:15 PM
53	Driftwood - please support our little paper	10/1/2025 12:28 PM
54	Our local newspaper - the Driftwood	10/1/2025 12:14 PM
55	Driftwood	10/1/2025 12:01 PM
56	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
57	Notice in the Driftwood	10/1/2025 11:49 AM
58	Publication in Driftwood	10/1/2025 11:47 AM
59	I would prefer not to be texted randomly by people i don’t know	9/18/2025 8:06 AM
60	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: 84 Skipped: 384

#	RESPONSES	DATE
1	N/A	10/24/2025 9:18 PM
2	None	10/24/2025 8:13 PM
3	None at present.	10/24/2025 7:01 PM
4	no problems	10/24/2025 4:02 PM
5	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!	10/24/2025 3:58 PM
6	n/a	10/24/2025 3:43 PM
7	no	10/24/2025 3:27 PM
8	Well...most public buildings and gather spaces don't offer wheelchair accessibility that actually works (the ramps are too steep or have lips on the sidewalk) so.. Have people designated at each event to physically support those who need help attending.	10/24/2025 2:55 PM
9	none	10/24/2025 1:09 PM
10	Opportunities to engage in person should be on weekends or evenings, so that more working class people can attend.	10/24/2025 12:35 PM
11	no	10/24/2025 10:02 AM
12	Not for me	10/24/2025 12:14 AM
13	none	10/23/2025 11:55 PM
14	None	10/23/2025 10:23 PM
15	For in-person engagement events it would need to be after 4:30pm if on weekdays please.	10/23/2025 10:13 PM
16	Have meetings after work hours so a diverse group of people can attend and contribute (not just seniors or homeowners)	10/23/2025 9:59 PM
17	Personal caregivers in the future	10/23/2025 9:29 PM
18	N/A	10/23/2025 8:04 PM
19	N/A	10/23/2025 5:52 PM
20	None	10/23/2025 3:57 PM
21	incorporate salt spring asap. Sending tax dollars to Saanich make me sick	10/23/2025 1:53 PM
22	More info in your comms about what parts of the OCP are being reviewed.	10/23/2025 10:48 AM
23	none	10/22/2025 9:26 AM
24	No	10/22/2025 8:39 AM
25	Give more consideration and opportunity to people who do not communicate through technology	10/22/2025 5:58 AM
26	none	10/21/2025 8:32 PM
27	N/A	10/21/2025 7:44 PM
28	no	10/21/2025 1:47 PM
29	Advertise this more & encourage it within workplaces, send to landlords	10/21/2025 12:30 PM
30	Can you state this in English	10/21/2025 10:44 AM
31	n/a	10/21/2025 10:09 AM
32	Please provide multiple dates and times to accommodate as many of us as possible in engagement!	10/21/2025 9:59 AM
33	N/A	10/21/2025 6:52 AM
34	I am disabled and largely housebound so can only attend online events.	10/20/2025 3:46 PM
35	Childcare for those that need it.	10/20/2025 1:19 PM
36	I'd encourage this survey be sent to SSICS Outreach, the PAC moms, GISS HS students, and the foodbank to increase the demographic surveyed	10/20/2025 11:22 AM

37	Events held in daylight hours	10/20/2025 6:49 AM
38	No	10/19/2025 9:16 PM
39	In person meeting outside of regular working hours.	10/19/2025 7:30 PM
40	No	10/17/2025 9:25 PM
41	Do t make meetings during work hours! Not everyone can participate otherwise. We aren’t all retired or independently wealthy.	10/17/2025 7:57 AM
42	Accessibility for all. Wheelchair. Low impact walking.	10/16/2025 7:08 PM
43	x	10/16/2025 9:57 AM
44	NA	10/16/2025 8:17 AM
45	nil	10/15/2025 10:30 PM
46	none	10/15/2025 9:35 PM
47	N/A	10/15/2025 8:41 PM
48	None	10/15/2025 8:38 PM
49	NA	10/15/2025 8:11 PM
50	no	10/15/2025 4:06 PM
51	none	10/14/2025 10:02 PM
52	No shouting at LTC meetings	10/14/2025 7:45 PM
53	Daytime events as I don’t drive at night.	10/14/2025 4:48 PM
54	none	10/13/2025 12:45 PM
55	Don't do what Salt Spring Island Community Services did for their recent AGM meeting, holding the meeting on the third floor of the Core Inn, in a space with limited room, and telling non members they couldn't speak, while restricting who can become a member. How they are engaging the public has been despicable and they are a good example of what not to do. Hold meetings in a space all can access (downstairs of the legion) and retain transparency, and support equity for all people, especially in these uncertain economic times. It will come back to benefit the community into the future if we take this opportunity seriously.	10/12/2025 12:18 PM
56	Paper version available at the trust office for people without internet	10/11/2025 3:24 PM
57	Please hold meetings and presentations in accessible places	10/10/2025 3:48 PM
58	NA	10/10/2025 9:37 AM
59	None	10/10/2025 9:14 AM
60	None	10/9/2025 9:59 PM
61	None.	10/9/2025 10:05 AM
62	no	10/9/2025 9:58 AM
63	None	10/8/2025 11:33 AM
64	none needed	10/8/2025 9:13 AM
65	I do not have specific accessibility needs, but I know that many community spaces on Salt Spring are difficult to access. Clear transit options, accessible meeting spaces, and continued online participation opportunities would make it easier for more people to take part. Accessibility should be considered from the start of every community event, not added later.	10/8/2025 7:13 AM
66	virtual attendence option for meetings (zoom etc.)	10/7/2025 6:29 PM
67	Make sure all in-person engagements and open house/workshops are fully audible for the hearing impaired.	10/7/2025 5:53 PM
68	Fortunately, I am still very healthy and have no accessibility needs. Thank you for asking!!	10/7/2025 10:26 AM
69	Please provide housing!!! Legalize tiny homes- make a tiny home village.	10/6/2025 11:34 AM
70	None	10/6/2025 9:40 AM
71	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
72	None	10/4/2025 2:04 PM
73	Meeting times outside of work hours	10/2/2025 6:53 AM
74	none	10/1/2025 7:52 PM
75	Accessible parking	10/1/2025 5:15 PM
76	Please learn to write your survey questions in clear, direct, English. Drop the jargon.	10/1/2025 12:01 PM
77	None	9/23/2025 2:57 PM
78	evenings	9/21/2025 6:34 PM

79	I am unable to attend crowded rooms due to infection risk.	9/20/2025 5:27 PM
80	Ensure engagement is accessable to working folks	9/18/2025 12:00 PM
81	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
82	More locations for community engagement	9/17/2025 5:30 PM
83	None.	9/17/2025 11:24 AM
84	Not applicable	9/17/2025 10:16 AM

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

Answered: 254 Skipped: 214

#	RESPONSES	DATE
1	This survey is heavily biased in favour of development. My top priority is conservation, and the answers do not adequately allow one to express this.	10/24/2025 11:37 PM
2	We do not have a water supply issue on the island, we just have a water storage issue. All new development should include rainwater catchment and storage, composting systems and graywater dispersal...No more taking sewage off of the island.	10/24/2025 11:15 PM
3	How will it be ensured that important ecological sites and water flow, such as watersheds, are protected with the lowering of protection from residential development? How will you ensure that more homes built are actually affordable and livable? (don't end up with Vancouver's issue of homes being poorly built and staying empty or ending with more unaffordable housing) Therefore, buildings not actually helping the cause of the housing problem on the island.	10/24/2025 10:58 PM
4	Thank you for your service. I know how hard it must be to attempt to balance the many competing interests of the island. But, something is not working. Our sense of community has been eroded over the past decade. We lost our local housing stock. With it, we lost an entire layer of our community - Those who were working their way up and trying to build careers and futures so that one day they could go from being renters to being home owners. That's how its done. But we robbed them of that. We are now an island of home owners, people hanging on by a thread but living in brutally overpriced substandard housing, and the homeless. Those who evicted their tenants to capitalize on air b&b's should be holding their heads in shame. Instead they lobby and demand our support. Im sickened by it. Had the existing housing remained residential we would not be in the trouble we are today. Had air b&b (and the greed that followed) not come along perhaps we wouldn't necessarily need to build more housing. All the best - and thank you	10/24/2025 10:55 PM
5	N/A	10/24/2025 9:18 PM
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! I really hope Salt Spring can become a role model to find common ground where many different needs are fulfilled!	10/24/2025 8:57 PM
7	I realize ssi is a wonderful place to live and many want to live here but if we don't realize there is a limit to the numbers I feel the charm of living here will be lost. That said I also realize there is a need for affordable housing so if there is to be further growth it should be for that.	10/24/2025 8:51 PM
8	The Crofton paper mill is affecting the surrounding water and air quality. Emissions from the mill can be seen wafting over vesuvius and channel ridge area	10/24/2025 8:17 PM
9	No	10/24/2025 8:13 PM
10	Vacation rentals and Air B and B's take up too much of our housing. That is the problem.	10/24/2025 8:01 PM
11	We can only handle so much growth and population expansion on this small island. And we need to consider supporting residents, not tourists, especially when it comes to water consumption and natural resources. We should support the existing community and our elders, not continue to make space and place more appealing to people off-Island. This may sound exclusive and unwelcoming, but we have to go slow to consider what the effects are, and what is actually sustainable.	10/24/2025 7:54 PM
12	None	10/24/2025 7:01 PM
13	Upzoning Ganges / Country Grocer / Hospital area to provide for high density residential development should be top priority. This will make it financially viable for government or private interests to develop 4-6 story market rental buildings, similar to what we're seeing built in other small communities like Sidney, Lake Cowichan. The greater concentration of population will help sustain the retail sector and restaurants. Proximity to transit, recreation infrastructure and schools will encourage walking/biking and reduce traffic. We don't have to re-invent the wheel - other resort areas have managed their development within park or park like settings - Tofino, Whistler, Banff. Purpose built market rental is the best way to create permanent rental housing. Accessory dwelling units, basement suites and private rentals are all vulnerable to a change in owner, or change in owner's circumstances, which could require the tenant to move.	10/24/2025 5:20 PM
14	A housing solution is required quickly - Salt Spring has entered a death spiral.	10/24/2025 5:13 PM
15	Please consider the Transition Salt Spring "Common Grounds Consensus for the Future" & Gary Holmans article in the Driftwood Oct 22nd, 2025 p. 5 in response.	10/24/2025 4:54 PM
16	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	10/24/2025 4:43 PM

	Consensus for the Future proposals will be foundational to the OCP and LUB revisions to follow. Thank you for all your effort!	
17	Ecological resilience should be a top priority.	10/24/2025 4:38 PM
18	Yes I noticed resident property owners were excluded in this survey. I have lived and owned property on Salt Spring and Secret Island for over thirty years. I believe the Trust and the CRD have become manipulating and thoroughly corrupted They should adhere to the preserving and protecting of these unique and endangered Islands from overdevelopment. Not pushing slanted pro development surveys.	10/24/2025 4:37 PM
19	Keep the magic of Salt Spring.....don't wreck it.	10/24/2025 4:02 PM
20	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!	10/24/2025 3:58 PM
21	Why were so many of the obvious and existing options simply left out of this survey? Why no mention of the Islands Trust and why it was put in place to ensure the protection and preservation of NATURAL environment. That is the reason we have our present form of governance	10/24/2025 3:53 PM
22	Just please know that I had no issues with the OCP and find altering the OCP goes contrary to my expectations of security and quality of life in my chosen location to spend the rest of my life.	10/24/2025 3:43 PM
23	It is shocking and unacceptable that this survey is focussed on how to accommodate growth rather than on preserving and protecting Salt Spring's natural environment.	10/24/2025 3:27 PM
24	Its not real the ask everyone their opinion because nothing will get done. the people who have dont really care about those who dont.	10/24/2025 3:25 PM
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!	10/24/2025 3:02 PM
26	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!	10/24/2025 1:24 PM
27	I don't want SSI to become a bedroom community for wealthy people with no room for the people who have made this island vibrant and a good place to live. Any building that happens should be done with a strong concern for the environment, should be built to maximum standards for efficiency and with the idea that the building can add to the power grid. Build it well and build it smart so that it becomes a continuing asset.	10/24/2025 1:09 PM
28	Growth is not a fix all ! In the current OCP affordable housing is possible without additional growth limits.	10/24/2025 12:57 PM
29	Focus on making resources available for non market housing while NOT increasing density on SSI	10/24/2025 12:39 PM
30	The population most negatively impacted by lack of housing are working class families who are generally too busy to be aware of or participate in these types of public engagement. Please take this into account when reviewing responses. Trustees and staff should keep in mind not only the responses to this survey, and letters received during this public engagement process, but also the numerous reports, letters, rallies, election results and public feedback from the last 7 years or so as this issue has been growing in need to be addressed.	10/24/2025 12:35 PM
31	Please keep the environmental focus as a priority in our OCP!	10/24/2025 12:34 PM
32	This questionaire seems biased towards a simplistic view of development and not well put together, unfortunately.	10/24/2025 11:44 AM
33	The survey is poorly designed and worded and appears to trap people in only being able to identify housing options - it can only add to the LTC's divisive approach to the OCP review	10/24/2025 11:40 AM
34	I think housing should be permitted above shops in Ganges. It would help keep Ganges safe at night and low use water toilets could be utilized. I also think the footprints of homes should be kept to a reasonable size ie under 5,000 sq feet with a preference for full time residents	10/24/2025 10:02 AM
35	Growth needs to be limited to affordable housing and centered in and around Ganges. There is a large vacant property just across the street and up the hill from Embe Bakery, are there any housing plans for it? Preserve and protect means to P&P the unique natural environment for all British Columbians. For generations to come. It does not mean preserve and protect tourism, businesses, or developer's dreams (eg: the filling of the harbour for real estate gold in the last century). Over-development will not protect or preserve our island. People are naturally greedy. Our OCP needs to hold the line. Housing is a worldwide social issue. Making a living is a worldwide social economic issue. We need to pay attention to our limited water resources here. Tiny homes and Boarding houses are a good idea. And in terms of transportation, we could use a walk-on year-round inter-island ferry, that would be a bonus for all island communities, in	10/24/2025 9:54 AM

	terms of housing, inter-island community building, shopping, tourism, health, friendship, family, culture, recreation, and peace.	
36	I was affordability and the humanization of ALL Salt Springers. Our Island should not be an Island for the RICH. We are an island full of diverse peoples and diverse needs.	10/24/2025 9:31 AM
37	How was Lightwater Cove ever permitted. I can understand how rich people endeavor to get their wishes fulfilled. I do not understand how Salt Spring Island allowed it proceed. It seems people should lose jobs over this. Salt Spring Island has been trying for years to get approval for portable shelters for vehicles!!! Obviously money talks. Shame.	10/24/2025 8:42 AM
38	All new builds should have cisterns to supplement municipal water supply . No more development like Lightwater Cove. Restrict size of new homes. Mini- castles have no place on SSI.	10/24/2025 8:28 AM
39	I have written you a letter to state that I do wish for newspaper notifications to continue. This is particularly important on Salt Spring Island.	10/24/2025 8:08 AM
40	I know lots of homeowners on Salt Spring who have rental units that they don't rent out because they had terrible tenants. Especially messy tenants that didn't care for the spaces they inhabited. I think some people live very differently from each other. Maybe if there was some standard, or workshops for tenants on "how to care for your rental unit", homeowners might be less reluctant. Damage deposits aren't high enough to cover some of the things, like damaged flooring due to pets or not wiping up spills, etc..	10/24/2025 12:14 AM
41	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!	10/23/2025 11:55 PM
42	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!	10/23/2025 10:53 PM
43	I'm concerned that it will be difficult for the LTC's consultant to get a broad and deep understanding of our complex community, with intractable housing issues that have caused division for decades, in the time available. The Common Ground process that I have referred to throughout this survey, has spent nearly a year doing groundwork for this engagement. I hope that the Consensus for the Future proposals will be foundational to the OCP and LUB revisions.	10/23/2025 10:52 PM
44	I've used the Common Ground report as a basis, and I agree with their approach of being inclusive rather than putting one group against another. We have options to pursue and the key is to get on with them. Thanks.	10/23/2025 10:44 PM
45	No	10/23/2025 10:23 PM
46	'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 time and dedication!	10/23/2025 10:13 PM
47	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!	10/23/2025 9:59 PM
48	I support the approach taken by the "Common Ground Consensus for the Future". We need to take a holistic, diverse approach and make sure we can house the working population as well as the retirees and elders. I would like to see the integration of food production areas into any new housing development.	10/23/2025 9:32 PM
49	This survey seems to be predicated on a predetermined outcome and is a highly simplistic condensation of very complex societal and logistic matrix. It is very poorly designed and will not give an accurate picture of the possible outcomes we want.	10/23/2025 9:11 PM
50	I worry that many of us seem to believe that we can solve the housing crisis simply by building a lot of housing. This is a fool's errand. More housing simply attracts more people, who demand more services, which creates demand for more housing. If we ever managed to achieve cheap housing here, word would get out, and people would move here to take advantage of it and drive the prices right back up. Our tiny island is not going to solve a Canada-wide problem. I do believe we should build, but not because I'm under any illusion it will solve the housing crisis. I believe we should build to improve the quality of our community. Specifically: to add new community nodes that reduce dependence on Ganges, to add types of housing (small row homes specifically) that are affordable even in very unaffordable markets, to create areas that are designed to accommodate walking and cycling before driving, and to enhance our sense of community and connection to one another. Ideally we would make small lots zoned for point access buildings available to people who want to build their own home. Real estate developers have no skin in the game and therefore deliver buildings that are depressing and soulless, and that's what turns so many people into nimbys. We need human	10/23/2025 8:12 PM

	scale, high density development, like what most small towns in Europe have. These patterns exist and all we have to do is copy them to get something wonderful!	
51	The existing OCP allows for housing development to be considered on a case-by-case basis. This is the correct way to consider changes that can undermine ecological integrity and community values. Even though proposed amendments to the OCP sound minor on the surface, they enable development with fewer checks and balances. My experience suggests that environmental and social impacts will take a back seat to economic interests, unless solid rules are in place. Building affordable housing is a worthy goal—a goal that can be achieved with the existing OCP; a goal that does not require reducing community oversight.	10/23/2025 8:04 PM
52	The Gulf Islands Coastal Douglas-fir ecosystems are the rarest and most endangered in BC. Pressure to develop these ecosystems is immense. Watering down OCP policies that protect these ecosystems will degrade and destroy ecosystems and decrease the resilience to climate heating. Removing legal limits to growth will start a cascade to Nanaimo-ification, and will not solve the affordable housing issue. I lived in Ucluelet in the 1990s when Tofino and then Ucluelet lost affordable housing and sustainable living opportunities due to development designed for profit. All it takes is one set of officials to vote to increase development—there's no going back. Whereas keeping limits always maintains the potential for future development. Looking after the earth that sustains us all has to be the priority. There is no need to remove the current legal limits: The current OCP B.2.1.2.1. allows for exceptions for "affordable housing", and there are options for non-market housing that align with the existing OCP.	10/23/2025 8:03 PM
53	Keep Salt Spring rural. We do not need another suburb with expensive homes. Please help smooth out the housing issues without taking away the peace and charm of what we have.	10/23/2025 6:47 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!	10/23/2025 6:13 PM
55	Based on the manner in which questions are asked in this survey, I'm of the opinion that some questions are skewed.	10/23/2025 5:52 PM
56	This survey is, sorry to say, one of the most badly designed and conceived surveys I've known. It seems almost as if it was intended to make any choice other than "accelerated growth and development" unlikely or needlessly difficult. There is never an option offered that does not start out with an assumption of majorly changing the fundamental tenets of the Islands Trust itself and its policy statement, and the reasons why it was brought into being by the government in the first place. It's not tourism or housing that are the unique amenities and values of this place - it is the unique natural environment, still largely unspoilt here, that makes this place desirable to be in and to care for into the future. That was the reason for the Trust. Somehow, that is never once referred to in this survey. Now why is that?	10/23/2025 5:44 PM
57	I have concern about building more housing in Fulford village because there is currently only one road to access the village (Morningside Road) and that road is frequently blocked by ferry traffic and parked traffic. More housing in the village would make existing problems even worse unless something is done to: 1) get ferry traffic off the road 2) create better/alternate road access to the village 3) create more available parking.	10/23/2025 5:28 PM
58	None	10/23/2025 3:57 PM
59	More housing and more commercial spaces to create a vibrant community year round.	10/23/2025 1:53 PM
60	No	10/23/2025 1:30 PM
61	The environment is important to us and we support keeping 'preserve and protect' in the forefront of all future developments.	10/23/2025 1:27 PM
62	thanks for doing this work--OCP updates are crucial to balancing current housing and environmental protection needs for SSI, and preparing for the future	10/23/2025 12:57 PM
63	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.	10/23/2025 12:04 PM
64	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!	10/23/2025 10:48 AM
65	Island Trust should stay within it's original purpose. This is a biased survey.	10/23/2025 7:51 AM
66	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!	10/23/2025 12:12 AM
67	A possibility is something that is capable of occurring, though may be unlikely. We must think in what is possible and what is the best outcome, start from that place and work our way back to action. Starting from limitation and our current context only creates more of the same, or less, which is not we want.	10/22/2025 11:00 PM
68	My parents lived here for 40 years. I am very concerned about the current environmental and	10/22/2025 8:32 PM

	social state of Salt Spring. As our population increases we are "exporting" more of our problems than dealing with them on island. We should have a sewage treatment site on island, be using a residential/commercial composting facility that actually serves residents and restaurants that cannot compost on site, and enforcing zoning bylaws to protect the environment. We should have our CRD and Trust representatives working with our marvellous grass roots organizations and residents implementing solutions ('cause they've been found!) to these problems.	
69	More growth on the island is untenable. We don't have enough water, infastructure, etc. We should note how unpleasnt getting around on the island was this year with the construction projects slowing traffic down. More development will mean more cars and traffic. Change is always inevitable but there comes a point when change does not enhance quality of life.	10/22/2025 7:20 PM
70	More housing means increased population. Ganges is already saturated (supersaturated in summer), so we're going to have to find ways to expand commercial devt beyond its borders. Maybe it's time to think about pedestrian-only Ganges with shuttle to parking. Also, New ways will have to be found to overcome water constraints (e.g., rooftop micro-desalination in Ganges, subsidized rain catchment systems for multi-family dwellings). We need more thinking outside the box. What are other communities like us doing?	10/22/2025 4:23 PM
71	I strongly support the idea that we need more affordable housing that is built in an environmentally friendly way. I know it can be done!!!!!!!	10/22/2025 3:10 PM
72	Much of this crisis was created by speculation and wealth extraction. Will there be: Speculation taxes on vacant properties? Development cost charges that don't kill affordable projects but capture value from luxury development? Density bonusing that trades height/units for guaranteed affordable units?	10/22/2025 1:55 PM
73	The survey is biased, lacks important background information, and is entirely focussed on growth—where should it go and what type should it be. There is no mention of the Islands Trust or of protecting the island from over-development. An important omission is any recognition that our current OCP includes a policy (B.2.1.2.1) limiting growth to affordable housing only. In effect, the LTC already has the ability to help create affordable housing without the need to weaken or eliminate that limit for the purpose of increased development.	10/22/2025 1:07 PM
74	Channel Ridge is not a logical Village. It would be much better as a Park. Certainly not likely to be affordable housing and we have enough high end housing.	10/22/2025 12:28 PM
75	Salt Spring has seen incremental change over that last couple of decades, as has every growing community. Change is inevitable, but untended growth does not have to be. As residents of this sublime island, it is our responsibility to make long-range decisions that maintain the unique character of our home, to say no to growth that is unsustainable, and to work together to support the health of our community going forward.	10/22/2025 11:05 AM
76	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 the important work you are doing.	10/22/2025 10:32 AM
77	The existing OCBP specifies that additional housing be provided only for low-cost housing. I hope this will be respected.	10/22/2025 9:26 AM
78	Please respect our current Trust Policy Statement and align the update of our OCP accordingly.	10/22/2025 9:23 AM
79	As I have said, we don't need more growth - it's a never ending cycle and will ruin the unique character of Saltspring Island. Let's work on improving the lives of islanders in ways that don't require more people/houses etc. The natural environment is the most critical thing to keep in mind, all the other things are secondary.	10/22/2025 9:21 AM
80	No	10/22/2025 8:39 AM
81	I am greatly concerned that trust is not being realistic about the limits of water and sewer/septage capacity, roads etc. we will never be able to house all of the people who want to live on Salt spring .The trick is keeping the Population capped by limiting growth with the priority being purpose built affordable housing where the infrastructure exists ,Ganges so we can maintain an economically diverse community	10/22/2025 5:58 AM
82	Im concerned that the meeting planned for fulford hall had to be canceled. It was understandable considering the strike situation but needs to be postponed rather than dismissed. The whole process should be slowed down to allow time for that sort of community engagement to occur. Don't rush this or try to satisfy calls from some groups without hearing from everyone who lives here. And please resist pressure from developers interested in profits rather than community values. Maintain our population limits, as an island has capacity limits we need to respect.	10/21/2025 9:44 PM
83	Please do not destroy the rural community of SSI by rampant development…	10/21/2025 8:04 PM
84	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!	10/21/2025 7:44 PM
85	I hope this survey doesn't get dominated by the retired homeowners club, who have a lot of time on their hands and somehow have all given into conspiracy theories about how affordable	10/21/2025 5:35 PM

	housing for working families will destroy the environment. It's single family mansions that are destroying our community and environment!	
86	Our estuaries and beaches need to be protected So they are available for everyone to enjoy not just Waterfront owners	10/21/2025 5:22 PM
87	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!	10/21/2025 4:39 PM
88	First Nations voices must be part involved in the development of this Plan. Their voice cannot be dismissed. I remind myself often that Salt Spring island remains unceded lands. We should plan accordingly.	10/21/2025 3:54 PM
89	the current road conditions of this island is disgusting and unsafe. It is ridiculous to think that we live in a place that allows such disrepair. More inventive to younger families to stay and build the community to be healthier and stronger like it was 25 years ago, when people had a sense of community.	10/21/2025 3:16 PM
90	I'm concerned about the underutilized/unoccupied homes on the Island, and is there a way to encourage homeowners to open up their properties for use by our growing population.	10/21/2025 2:26 PM
91	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!	10/21/2025 1:46 PM
92	This process has been astroturfed by organized groups providing survey scripts. ADUs are being excluded from the community "consensus" or "common ground" despite being one of the most effective solutions. Please base your recommendations and amendments on current tools and best practices in planning, not coordinated campaigns.	10/21/2025 1:30 PM
93	Housing while retaining environmental concerns is the task and it is doable!	10/21/2025 1:29 PM
94	Thank you for doing this. We need to lift restrictions on tiny homes and also allow for proper full kitchens to be installed in secondary suites/cabins! Times are a changing and this is the way of the future. I am happy to see co op housing on this list too. Blessings	10/21/2025 12:30 PM
95	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!	10/21/2025 11:46 AM
96	Preserve and protect should be hpnoured	10/21/2025 11:40 AM
97	I think Saltspring is great the way it is. I do not want more housing in general.	10/21/2025 11:11 AM
98	The current approach to making Salt Spring a community for anyone who wants to escape an urban area is destroying our environment, is overwhelming our resources and services and is diminishing the quality of life for existing residents. Why should our environment and the quality of life be destroyed in order to meet the selfish desires of those who could and should live elsewhere	10/21/2025 10:44 AM
99	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!	10/21/2025 10:43 AM
100	Happy to see engagement of the community on these very important planning issues.	10/21/2025 10:09 AM
101	Thanks for your hard work -- please keep working to protect the beautiful natural Island environment!	10/21/2025 9:59 AM
102	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!	10/21/2025 6:52 AM
103	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!	10/20/2025 10:27 PM
104	On our beautiful tiny island, your obsession with cheap rentals and low-income boxes is blinding you. Families can't build simple homes. Builders can't build rentals because you're stuck on zoning piles of rocks as agricultural for food security and water moratoriums that block even thing. The noisy few believe that it is the government bureaucrats job to fix the lack	10/20/2025 7:33 PM

	of housing that is destroying our economy. It isn't! Ditch the grants, drop the red tape, let private builders and families do their thing. Single family homes. One-two, three family rentals could house real people fast. Otherwise, we'll just turn into a millionaire playground while locals scrape Either living a subpar unfulfilled life and low-income housing until they have to move away. Let's pivot now. Stop for a minute and think of what we could have 100 single family homes built by families, Moms and dads developers business owners on newly subdivided parcels or severed lots. Sprinkled around the island. An almost an unnoticeable addition but beautiful little homes, permanent rental homes for families - growing young families, hard working young generation they will carry on growing and protecting salt spring.	
105	Round abouts would make a lovely difference at the intersection between country grocer and the hospital (Crofton X Ganges). It would also be lovely at the intersection between salt spring elementary and thriftys (rainbow road X Ganges)	10/20/2025 6:37 PM
106	This survey is very biased.	10/20/2025 5:35 PM
107	I'm wondering if you got really clear on the purpose of this survey. What information would actually be useful to learn from respondents? SSI has used Ethelo for carbon budgeting, this type of tool might get you more informed citizens and better understanding of what changes people want / willing to accept. https://ethelo.com/case-studies-directory/case-study-okotoks-land-use-bylaw-case-study/	10/20/2025 4:42 PM
108	Thank you all for doing this important work for Saltspring.	10/20/2025 3:46 PM
109	I was not a participant of the Common Ground meetings, but have read their report and think it does a great job of balancing the complexity of issues. I hope it will have a significant impact on your planning process	10/20/2025 3:09 PM
110	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.	10/20/2025 2:57 PM
111	no	10/20/2025 1:19 PM
112	I think this plan will be very short sighted if it does not include the island's environmental constraints. Available water, local changes that come from climate change, and wildfires are the most obvious. These constraints need to be up front and accounted for in the plan.	10/20/2025 12:06 AM
113	On my short street there are multiple secondary suites with no one in them. There are multiple airbnb's. When I canoe around the coast all the houses stand empty. WE DON'T NEED NEW HOUSING AS MUCH AS WE NEED TO START USING THE HOUSING WE HAVE. Ah, but I guess that is a bit radical, not something the Islands Trust would go for. So we'll muddle along. Thanks for listening!	10/19/2025 10:45 PM
114	The SSI community deserves a clear commitment to limiting growth as set out in the current OCP. Additional housing considered necessary must be "affordable" with a signed housing agreement in place to maintain its affordability.	10/19/2025 3:46 PM
115	Seasonal resident of Saturna Is., 1970-2021, permanent resident of Saturna Is., 2021 - 2024, permanent resident of Salt Spring Is., 2024 onwards. Thank you.	10/18/2025 4:03 PM
116	I’m concerned that the LTC’s consultant may struggle to gain a broad and deep understanding of our complex community, given the intractable housing issues that have caused division for decades, within the available timeframe. 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!	10/18/2025 11:56 AM
117	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!	10/18/2025 9:19 AM
118	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!	10/17/2025 9:38 PM
119	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!	10/17/2025 9:25 PM
120	This engagement on the OCP should be more broadly scoped and not just restricted to growth, development, and the economy. Salt Spring needs to limit residential growth to affordable housing, in the context of protecting the natural environment.	10/17/2025 4:21 PM
121	This Island doesn’t have services for all of the homeless addicts, our per capita numbers of these individuals is unsustainable aided and abetted by people’s being encouraged to come here with no jobs, funds or homes. The tax paying residents of saltspring cannot subsidize any	10/17/2025 1:49 PM

	more people than we already have. The Islands Trust/CRD do not enforce current zoning and changes aren't being delt with in keeping with bylaws/land use. A free for all development push is going on all over this island with no Permits or enforcement, the watersheds are being depleted without regard to current residents.	
122	when being asked to choose three top priorities, when those offered are not my priorities, and insisting I choose, puts words in my mouth. You shouldn't do that. I should be able to opt our of the question at least, or there should be a space for giving the priorities that consider worthy. Your question 8 is what I'm referring to. It undermines the worthiness of your survey.	10/17/2025 9:51 AM
123	Full time rental cottages should not be limited to 5-acre+ lots. Many R(f) zoned properties were previously subdivided to meet the 3-acre threshold for seasonal cottages and many of these properties seem (to me) to be excellent candidates for larger rental cottages. Additionally, finding ways to support property owners in converting accessory buildings into rental cottages, that are more suitable to long-term use, I'm thinking in terms of land use bylaw changes or temporary use permits?	10/17/2025 8:00 AM
124	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!	10/17/2025 7:57 AM
125	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!	10/16/2025 9:12 PM
126	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!	10/16/2025 8:41 PM
127	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!	10/16/2025 7:08 PM
128	a. Concern about the optimistic time frame for provincial approval of the SSI OCP by the Minister while still working on a comprehensive revision of the Trust-wide IslandsTrust Policy Statement, also requiring prior approval by the Minister. b. Residential Land Use Objectives are already clearly expressed in the current SSI OCP (B.2.1.1) and limits to growth policies expressed in the context of needed affordable housing.(B.2.1.2.1). c. Little support in the Survey is given to the urgency of Climate Action, also addressed in the current OCP. Yet, in 2019, the Islands Trust Council unanimously passed a motion to declare a Climate Change Emergency. d. Limits to growth recognises the current limits to potable water supply on Salt Spring yet nothing considered in the Survey.	10/16/2025 2:57 PM
129	Thank you for all your efforts to try to attain and maintain a standard of living on saltpsring that supports all who live and work here	10/16/2025 12:56 PM
130	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!	10/16/2025 11:53 AM
131	We need an integrative approach to live harmoniously with our environment; we must act with intention and for long-term goals as well as short term crisis management; we must actively create the Island's culture in real-time, with respect to the past and in consideration of the future	10/16/2025 9:57 AM
132	This is important. I appreciate everything the Trust does. I am championing the foreshore at this time, and want to urge increased protection of the beaches, intertidal areas and estuaroies. Isupport efforts to create new housing AND think limitations will be required and strategically placed. Thank you.	10/16/2025 9:50 AM
133	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!	10/16/2025 8:17 AM
134	Stop going the above limit of 3 stoty building!	10/16/2025 6:16 AM
135	We have lived on the island for 23 years but find it increasingly difficult to services our lives through lack of housing for landscapers, housekeepers, dog groomers, etc.	10/16/2025 4:50 AM
136	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	10/15/2025 10:30 PM

	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!	
137	There is an aging population on Salt Spring, they cannot take care of their bigger homes, but there is no smaller independent place to move to, such as row houses or ground level apartments. Young people cannot find small affordable places, young and old are in need of these.	10/15/2025 9:24 PM
138	The Common Ground Consensus for the Future would be an excellent foundation for any OCP and LUB revisions. Thank you for asking these questions and engaging us in this important community discussion. Long live Preserve and Protect our Islands.	10/15/2025 8:41 PM
139	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!	10/15/2025 8:38 PM
140	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!	10/15/2025 8:11 PM
141	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!	10/15/2025 7:48 PM
142	I would like to emphasis that we cannot lose the rural, small community, island environment, culture. Although we need an appropriate level of housing for working families, we must ensure that this requirement is not used as a cover to destroy what makes Salt Spring Island special.	10/15/2025 9:52 AM
143	Ensure that you review the work that has already been undertaken including solutions that have been implemented elsewhere. Many thanks	10/14/2025 10:02 PM
144	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!	10/14/2025 9:22 PM
145	I'm concerned about the extremes - Concern that "workforce housing" could become an area of poor, cheaply built housing, degrading to dirty - instead of a bright, well kept and loved area where children are safe . And then there are concerns about multi- millionaires getting their way, creating mansions or resorts and depriving the public and first nations access to beaches and trails used for centuries	10/14/2025 7:45 PM
146	Our beaches and natural environment are very important because that is what makes Salt Spring a great place to live.	10/14/2025 4:48 PM
147	The longer we ignore the need for a diversity of housing options the more we contribute to housing instability and homelessness. The solution to making housing more affordable is to create more of it.	10/14/2025 11:26 AM
148	PLEASE BUILD MULTI-USE PATHWAYS SO WE CAN WALK AND RIDE AROUND THE ISLAND.	10/14/2025 11:21 AM
149	Please hold strong against the majority's push to increase housing numbers, density and typology. Instead, please promote the Island's Trust Act, and defend your vital, vital role in protecting and preserving the natural environment of this island for future generations. There is no acceptable compromise to upholding your sworn oath to this act. Again, this gem can't be burdened just because we want housing, more pasta, more custom cookies, more open mic nights and to take in everyone who would love to live here. The scarcity of living in a living park is what keeps it a living park.	10/14/2025 4:28 AM
150	If this is an update to the Community plan, how do we make decisions on housing without making decisions on other items? Do people want to increase tourism? This directly impacts housing etc.	10/13/2025 10:06 PM
151	We need housing not only to support lower-income workers, but also to ensure our local tradespeople can live and raise their families here. It’s deeply concerning that the very people who build many of the new luxury homes in our community cannot afford a home of their own, or anything close to what’s needed to support a family	10/13/2025 9:33 PM
152	Please take your prime mandate to: “preserve and protect “more seriously !	10/13/2025 6:01 PM
153	Our current OCP is fine and doesn't need any major changes.	10/13/2025 12:45 PM
154	This survey feels as if it has an overall push toward more development on Saltspring. This goes against the mandate to preserve and protect and it seems that the current local trust committee is turning away from the whole point of the Islands Trust.	10/13/2025 10:55 AM

155	I respect the Trust greatly, and I think it is wonderful that the islands, being the sensitive environments they are has this specialized government reflecting preservation values. Island are limited in what they can sustain. On the other hand many folks on Saltspring, many who represent the workforce live in substandard situations, and other live in mansions. Its time to get people out of trailers and tents and into proper housing. Housing providers need to be held accountable as well, as people in affordable or low income housing are being abused by nonprofits - and voicing their concerns comes with huge consequences such as evictions. This power dynamic needs to be addressed with adequate tenant protections in the OCP. I am aware the Province didn't grant the Islands Trust the same protections grated under Bill-16 of the Housing Statutes Amendment Act, but this should still be explored and developing a way to hold housing providers accountable is extremely important at this time. Grants and funding are being abused while tenants suffer in silence.	10/12/2025 12:18 PM
156	The capitalistic machine is winning. There is no opportunity for growth for people without inheritance. And if there is an opportunity it is created by exploiting someone else. I'm so tired it all. 20 years on salt spring and it is worst than ever.	10/11/2025 3:24 PM
157	An empty house tax on potential rental units and alternative housing when off island owners come to visit might help Ease the workforce housing situation.	10/10/2025 3:48 PM
158	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!	10/10/2025 3:20 PM
159	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	10/10/2025 3:13 PM
160	We need more Long Term Care beds (I know this is a health authority issue)	10/10/2025 1:40 PM
161	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!	10/10/2025 10:21 AM
162	Thank you for gathering this information. I support the existing Islands Trust mandate and it's focus on preserving the uniqueness of the trust area.	10/10/2025 9:37 AM
163	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!	10/10/2025 9:14 AM
164	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!	10/9/2025 9:59 PM
165	I truly believe that the Islands Trust needs to stick to the original purpose of preserving and protecting the natural environment of Salt Spring. The more development there is , the more we become like everywhere else.	10/9/2025 2:02 PM
166	Thank you endlessly for the good work you do. As I type all my suggestions am I not blinded by the fact that their nearly suggestions- and its up to a dedicated team of people to bring them to life. So, thank you! It is no easy task but I am sure good things will come.	10/9/2025 11:55 AM
167	Thank you for offering this survey, and for the selection of the wise and useful questions which the survey asks.	10/9/2025 10:05 AM
168	not at this point	10/9/2025 9:58 AM
169	I’m worried about water, environmental impacts of growth, how this beautiful island can support more growth. All new homes collect rain water, grey water use, green roofs, solar, low impact housing. We all need to do better this way. Less vehicle use, better trail access all over the island. My nieces are graduating and they are still not allowed to ride or walk the roads for fear of accidents with vehicles. Have to be driven everywhere. Safe places for people to commute around the island has to come first before we density the population.	10/9/2025 8:25 AM
170	Community growth appears to be a given. It should not be. We should provide for the needs of existing residents, especially the workforce.	10/8/2025 10:23 PM
171	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 efforts!	10/8/2025 8:28 PM

172	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!	10/8/2025 11:33 AM
173	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!	10/8/2025 9:13 AM
174	I don't agree with changing zoning to put more housing in the rural areas. I think housing should be central or close to bus routes and be affordable (i.e. housing agreements so that they are non-market).	10/8/2025 8:51 AM
175	The illegal housing is destroying the island, environment, and character of downtown. We need to fully enforce the bylaws we have and stop turning a blind eye to the devastation caused by unchecked growth via non-permitted, illegal dwellings. Boats, trailers, tiny homes, converted shacks, etc. we at this point have no concept of our population numbers and can not responsibly community plan until we have relevant population numbers.	10/8/2025 8:27 AM
176	I am hopeful that this process will build upon the significant groundwork already achieved through The Common Ground Consensus for the Future. It represents months of collaboration and reflects real community alignment on these complex issues. My biggest concern is 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. Thank you for taking the time to listen and for supporting a more inclusive, community-driven path forward.	10/8/2025 7:13 AM
177	Thank You fir this survey	10/7/2025 9:26 PM
178	Just what I've already said.	10/7/2025 5:53 PM
179	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 3:49 PM
180	The definitions of "Rural" and "residential" lots need to be carefully examined. Other small rural communities have much better, carefully considered definitions. I would be happy to help with this.	10/7/2025 12:35 PM
181	Emphasize the need for better connectivity through the island on trails. Access to water is also lagging behind other places. So many road ends are taken over by private owners when it is public land. More trails that bikes could access would allow for less dependence on roads.	10/7/2025 12:14 PM
182	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
183	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
184	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
185	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
186	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	10/7/2025 9:20 AM

	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.	
187	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
188	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 8:29 AM
189	Development in Fulford is out of the question until ferry congestion and parking is dealt with	10/7/2025 8:24 AM
190	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
191	Growth restrictions and green, climate friendly development. Focus on coop housing.	10/7/2025 6:21 AM
192	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
193	Transportation..noise and pollution	10/7/2025 1:48 AM
194	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
195	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
196	The current development limit in the OCP should not be increased	10/6/2025 8:03 PM
197	More focus on agriculture	10/6/2025 7:59 PM
198	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
199	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
200	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
201	The Islands are unique and special because they are not overdeveloped.	10/5/2025 5:56 PM
202	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
203	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
204	We need workforce/affordable housing. No workers, no economy.	10/5/2025 11:14 AM
205	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
206	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
207	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	10/3/2025 7:43 PM

	Consensus for the Future proposals will be foundational to the OCP and LUB revisions to follow. Thank you for all your effort!	
208	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
209	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
210	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
211	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
212	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
213	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
214	Rare island lifestyle. Don’t fuck it up.	10/1/2025 8:02 PM
215	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
216	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
217	I am very concerned that Salt Spring growth (population and development) risks damage to the natural environment.	10/1/2025 5:15 PM
218	I believe the current OCP provisions re: housing and growth are sufficient. Do not change them.	10/1/2025 3:14 PM
219	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 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	10/1/2025 12:42 PM
220	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
221	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
222	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
223	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
224	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
225	Stop pushing growth.	10/1/2025 11:50 AM

226	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
227	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
228	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
229	Adhere to the BC Government Act	10/1/2025 11:02 AM
230	I would like to see a precise definition for affordable in the new plan	10/1/2025 10:25 AM
231	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
232	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
233	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
234	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
235	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
236	I'm concerned about the disconnect between these plans and CRD funding and focus for Salt 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.	9/25/2025 2:33 PM
237	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
238	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
239	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
240	we need a proper functioning municipal government to administer the OCP	9/18/2025 11:57 AM
241	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
242	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
243	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	9/17/2025 5:30 PM

	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.	
244	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
245	Town halls should be incorporated in the OCP consultation process.	9/17/2025 11:24 AM
246	I would like to see more green waste stations . (not everyone is able to compost)	9/17/2025 10:16 AM
247	Please retain rural and natural character of the island	9/17/2025 10:06 AM
248	The survey only talks about Ganges and Channel Ridge. It should not be limited to those areas.	9/16/2025 6:54 PM
249	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
250	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
251	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
252	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
253	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
254	(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