



Islands Trust

Appendix B

Originally prepared in November 2024 for the Complete Communities Assessment Project RFP, this document provides a concise summary of the project's key reports. It was updated in September 2025 and is now available for public viewing.

1. **Salt Spring Island Complete Communities Assessment (work currently being undertaken but not complete):** <https://www2.gov.bc.ca/assets/gov/housing-and-tenancy/tools-for-government/publications/complete-communities-guide.pdf>

British Columbia's communities share common goals of diversifying housing, reducing infrastructure costs, lowering greenhouse gas emissions, and enhancing walkability, as highlighted by a 2022 survey. The concept of "complete communities" emphasizes providing diverse housing options and essential services within a 15–20-minute walk to improve accessibility and quality of life for residents. This guide supports local governments in achieving these goals through effective land use planning, fostering healthier, and more sustainable communities.

2. **Islands Trust Reconciliation Action Plan (May 2019):** <https://islandstrust.bc.ca/document/reconciliation-action-plan-2019-2023/>

The Islands Trust Reconciliation Action Plan outlines the organization's commitment to fostering respectful relationships between Indigenous and non-Indigenous communities in the Salish Sea region. The plan was established to uphold the principles of the Islands Trust Act, it emphasizes the importance of recognizing the rights and interests of First Nations, who have deep historical ties to the land.

The key elements of the plan include:

- a) **Commitment to Reconciliation:** Islands Trust aims to reframe relationships through ongoing engagement, education, and mutual respect, while acknowledging that reconciliation is a long-term process.
- b) **Guiding Principles:** The plan aligns with provincial policies and the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP), emphasizing the necessity of recognizing Indigenous rights and fostering a distinctions-based approach.
- c) **Core Components:**
 - i. **Identity:** Recognizing the significance of personal and cultural identity in fostering understanding and respect among community members.

- ii. Place: Acknowledging the shared home of the islands and waters, emphasizing the need for mutual respect and collaborative care for the environment.
- iii. Acknowledgment: Committing to education and awareness about the history and culture of Indigenous peoples, along with providing cultural competency training within the Islands Trust.
- d) Collaboration: The Islands Trust seeks to establish protocols and agreements for intergovernmental cooperation, focusing on shared community goals and addressing the concerns of First Nations regarding resource access and ecosystem health.

In summary, the Reconciliation Action Plan is a roadmap for the Islands Trust to build respectful partnerships, address historical injustices, and promote sustainability and equity in the governance of the Islands Trust Area. The plan provides a framework for incorporating indigenous perspectives and rights into planning Islands Trust projects and ensure that Indigenous communities are actively engaged in decision-making processes, fostering a more inclusive and sustainable approach to community development.

3. Islands Trust Suitable Land Analysis (work currently being undertaken but not complete):

The Suitable Land Analysis (SLA) Tool is designed to evaluate and prioritize areas across the Islands Trust region for sustainable development while emphasizing environmental conservation and community resilience. The tool integrates data on ecological sensitivity, freshwater sustainability, transportation, infrastructure, and slope stability to support informed land-use decisions. The methodology used involves collecting and processing datasets related to sensitive ecosystems, groundwater vulnerability, and other environmental factors, which are then analysed using ArcPro's Suitability Modeller Tool. This tool employs a weighted scoring system to identify high-risk areas that require conservation efforts, ensuring that land-use planning aligns with the region's environmental and sustainability goals.

By integrating criteria from the Islands Trust Freshwater Sustainability Strategy, the tool focuses on protecting freshwater resources, which are critical in the region. The tool's use of Multiple-Criteria Decision Analysis (MCDA) allows for a balanced consideration of ecological, social, and economic factors, providing a transparent basis for land-use decisions. Additionally, the tool will assist in implementing Official Community Plans (OCPs) and Land Use Bylaws (LUBs), ensuring that land-use regulations protect critical habitats and align with sustainability objectives.

The implementation of the SLA tool presents both challenges and opportunities. Issues such as data availability, the complexity of ecosystem interactions, and balancing conservation with development must be addressed to ensure the tool's effectiveness. However, the tool offers significant opportunities for enhancing decision-making, supporting proactive conservation planning, and facilitating sustainable development. By engaging with stakeholders, including First Nations and environmental organizations, and leveraging technological advancements, the SLA tool can become a vital resource for sustainable land management in the Islands Trust Area

4. Salt Spring Island Watershed Protection Plan, March (2023):

<https://islandstrust.bc.ca/document/salt-spring-island-watershed-protection-plan-2023-2032/>

The Salt Spring Island Watershed Protection Plan is a collaborative effort endorsed by the Capital Regional District, Islands Trust, and North Salt Spring Waterworks District. It aims to unify various agencies' efforts in protecting freshwater resources on the island over the next decade (2023-2032). The plan includes a policy context, goals and objectives, actions categorized into five areas, and implementation strategies involving scheduling, governance, and resources.

With a complex jurisdictional landscape, the plan emphasizes the need for effective collaboration among various stakeholders, including Indigenous Nations and community organizations. Established in 2013, the Salt Spring Watershed Protection Alliance coordinates multi-agency efforts and has fostered public awareness and policy development. Previous strategic initiatives, such as Islands Trust's Freshwater Sustainability Strategy and the BC government's Watershed Security Strategy, have informed this plan, aiming to address fragmentation in project delivery.

Key goals include protecting ecosystems, collaborating with Indigenous groups to honor cultural values, preserving drinking water quality and quantity, and promoting recreational use of freshwater. The plan ultimately seeks to enhance coordination and streamline actions for more effective watershed management.

The objectives of this plan may be helpful in creating a more cohesive and sustainable approach to managing land and water resources, ultimately benefiting both the environment and the community.

5. Summary of Recommendations (SS LTC Housing Action Program Task Force, August 2022): <https://islandstrust.bc.ca/document/salt-spring-island-housing-action-program-task-force-summary-of-recommendations/>

The August 30, 2022, report from the Salt Spring Island Housing Action Program Task Force (HAPTF) presents strategies to tackle the local housing crisis. Comprised of community members and facilitated by staff, the Task Force focuses on creating diverse, affordable, and sustainable housing options. Key recommendations include fostering collaboration among various government agencies to improve housing supply, particularly for multi-family projects. The report advocates for gentle density growth by legalizing secondary suites and accessory dwelling units in all residential zones. It also emphasizes the importance of alternative housing types, such as tiny homes, to reduce land costs and meet community demands. Environmental considerations are addressed through flexible zoning and eco-friendly building practices. Additionally, the Task Force seeks to regulate short-term vacation rentals to prevent housing loss. The recommendations reflect extensive research and community engagement, including surveys indicating strong local support for these measures. By implementing these strategies, the Task Force aims to enhance housing affordability and inclusivity on Salt Spring Island. Ultimately, the goal is to create a resilient and sustainable community for all residents.

This report provides actionable strategies to address the housing crisis while promoting sustainability. Integrating recommendations such as legalizing secondary suites and alternative housing types into the OCP and LUB can facilitate diverse and affordable housing options that align with community needs, enhance inclusivity, and support the overarching goals of resilience and sustainability in land use planning.

6. Homes for Islanders (Salt Spring Solutions, 2023): <https://saltspringsolutions.com/wp-content/uploads/2023/10/HomesforIslanders.pdf>

The Integrated Housing Framework for Salt Spring Island aims to address critical issues like deforestation, soil erosion, and inadequate housing options, which threaten the community's well-being. The framework serves as a starting point for a broader discussion among stakeholders to find sustainable housing solutions that balance environmental preservation with community needs. It emphasizes collaboration across agencies to consider the complexities of housing challenges, proposing five key strategies: a coordinated local approach, effective public engagement, preservation of rural areas through clustered housing, preparing Ganges Village for more housing, and utilizing accessory dwellings appropriately. Each strategy focuses on minimizing environmental impacts, utilizing existing infrastructure, and enhancing housing affordability for diverse community members. The ultimate goal is to create a resilient community that prioritizes ecological health and social equity.

This framework provides a strategic foundation for addressing housing challenges while prioritizing environmental sustainability. The key strategies of this framework can promote a coordinated approach that balances community needs with ecological health, ultimately fostering a more resilient and equitable community.

7. Salt Spring Island Community Wildfire Resiliency Plan (Capital Regional District, February 2023): <https://saltspringfire.com/wp-content/uploads/Community-Wildfire-Resiliency-Plan-for-Salt-Spring-Island-Electoral-Area-Capital-Regional-District.pdf>

The Community Wildfire Resiliency Plan (CWRP) for Salt Spring Island aims to improve the community's preparedness for wildfires. It identifies high-risk areas and proposes strategies to reduce hazards, such as establishing defensible spaces around properties. The plan encourages community engagement, urging residents to take part in fire prevention initiatives. Additionally, it underscores the need to maintain and enhance local infrastructure to support emergency responses. Education and outreach programs are included to raise awareness about wildfire risks and safety practices. The CWRP promotes collaboration among local organizations, government agencies, and residents for a coordinated approach to wildfire management. Key objectives involve assessing wildfire risk and improving the capacity of the local fire department. The plan also seeks to enhance community education and explore partnerships to bolster preparedness. Recognizing wildfires as a natural part of the ecosystem, it emphasizes the need for emergency preparedness and effective vegetation management. Overall, the CWRP serves as a comprehensive resource for managing wildfire risk in the wildland-urban interface for all residents of Salt Spring Island.

8. Salt Spring Island Active Transportation Plan (Capital Regional District, July 2023): https://www.crd.bc.ca/docs/default-source/crd-document-library/plans-reports/planning-development/salt-spring-island-active-transportation-network-plan.pdf?sfvrsn=3210cce_3

The Active Transportation Network Plan (ATNP) for Salt Spring Island, focusing on Ganges Village, aims to identify challenges to active transportation, prioritize infrastructure projects, and suggest policy actions to promote walking, cycling, and other mobility options. WATT Consulting Group and partners conducted a comprehensive planning process, including public engagement, resulting in two key reports: a Baseline Conditions Report and a Phase 2 Engagement Summary. While the ATNP targets Ganges Village, it aligns with concurrent safety reviews for island cycling routes to avoid redundancy. The plan is guided by principles emphasizing low-cost solutions, pedestrian friendliness, connectivity, accessibility for all, and the environmental benefits of active transportation in reducing greenhouse gas emissions.

This plan directly supports the goals of enhancing walkability and promoting sustainable transportation options within Ganges Village and beyond. By integrating the findings and recommendations of the ATNP into the OCP and LUB, infrastructure that facilitates active transportation, ensuring connectivity and accessibility while also contributing to reduced greenhouse gas emissions and a healthier community can be prioritized. This alignment fosters a comprehensive approach to land use planning that addresses both mobility and environmental sustainability.

9. Salt Spring Island Area Farm Plan Renewal (Salt Spring Island Agricultural Alliance, March 2020):

https://www.ssiagalliance.org/files/ugd/c2857e_b7dc2186e1834e7fa0ac57de4d233cfe.pdf

The Salt Spring Island (SSI) Area Farm Plan (AFP) envisions a collaborative community producing healthy food from regenerative farms to support a diverse local economy resilient to climate change. Originally completed in 2008, the renewed AFP builds on past progress and aims to address ongoing challenges such as farm viability and climate impacts. The development involved extensive community engagement and highlighted significant achievements, including the establishment of the Salt Spring Island Agricultural Alliance and the SSI Farmland Trust. However, challenges persist, including high land prices and limited financial resources affecting new farming opportunities. The renewed AFP sets three main goals: ensuring the long-term viability of farming, responding to the climate emergency through sustainable practices, and engaging the public on the importance of local food and farmland protection. Strategies to achieve these goals include increasing cooperative marketing, promoting regenerative practices, and advocating for supportive land use regulations. The plan emphasizes the need for community involvement and government support to enhance local food production and secure agricultural land. Ultimately, the AFP seeks to strengthen the agricultural sector while addressing environmental sustainability and community resilience. This plan not only supports the local economy and food security but also enhances community engagement in sustainable land management, fostering a more resilient and environmentally conscious community.

10. Salt Spring Island Climate Action Plan (Transition Salt Spring, February 2021):

<https://transitionsaltspring.com/wp-content/uploads/2021/01/1.-CAP-2.0-COMplete-Web.pdf>

The Salt Spring Climate Action Plan 2.0 (CAP 2.0) presents 250 recommended actions to combat climate change on the island, aiming to reduce greenhouse gas emissions by 50% by 2030 and help the community adapt to ongoing changes. The plan is designed to foster meaningful livelihoods through the implementation of climate-smart infrastructure and initiatives while increasing local food availability to boost economic vitality and resilience. It seeks to minimize economic damage from climate impacts such as fires and flooding, and to preserve the island's tourism values and natural amenities. Community-wide implementation is emphasized, involving residents, landowners, organizations, businesses, and government agencies. This collaborative effort was led by 23 volunteers, incorporating feedback from over 2,000 islanders and building on the original CAP published in 2011.

11. Salt Spring Island Housing Needs Report (update anticipated 2025, Capital Regional District, 2020): <https://islandstrust.bc.ca/wp-content/uploads/2021/02/2020-11-26-housing-needs-report-ssi-final.pdf>

The Housing Needs Report for Salt Spring Island identifies significant challenges in the local housing market, driven by a growing and aging population. Most dwellings are single-family homes, creating a shortage of smaller units for one-person households and lone-parent families, which contributes to a high rate of core housing need. Renters are particularly affected, facing limited availability and affordability, with many spending a large portion of their income on housing. While the island's demographic trends show an increase in renters, the supply of rental units, especially affordable options, remains critically low.

Overall, the report underscores the urgent need for more diverse housing types to meet the community's needs effectively. This report compiles extensive quantitative and qualitative data to assess current and future housing needs, fulfilling Housing Needs Report regulations. It highlights limitations in the data, including its age and the impact of the COVID-19 pandemic, which may affect housing trends and projections.

12. Spring Island OCP-LUB Update Project's Community Engagement and Communications Strategy - <https://webfiles.islandstrust.bc.ca/islands/local-trust-areas/salt-spring/current-projects/OCP-LUB/1%20-%20About%20the%20Project/2-%20Community%20Engagement%20and%20Communications%20Strategy%20-%20OCP-LUB%20Update%20Project.pdf>

The Salt Spring Island Local Trust Committee (SS LTC) is updating its official community plan (OCP) and land use bylaw (LUB) to better address evolving housing needs, emphasizing housing equity, First Nations interests, ecosystem integrity, and climate resiliency. The community engagement strategy aims to involve residents and stakeholders through various methods, including advisory commissions, surveys, open houses, and targeted outreach to under-represented groups. Engagement will be structured in six phases, with the most intensive involvement occurring during specific phases and a public hearing planned at the end. The SS LTC is committed to equitable participation, fostering respectful relationships with indigenous people, and ensuring diverse community voices are heard. A professional planning consultant will assist in designing engagement processes and analyzing feedback, which will ultimately inform updates to the OCP and LUB. Key outcomes will include comprehensive reports summarizing community input and setting future residential land use objectives.

13. Islands Trust Housing Options Toolkit, 2024 - <https://islandstrust.bc.ca/document/housing-options-toolkit-tools-1-10/>

The Islands Trust Housing Options Toolkit provides practical strategies to address housing affordability, sustainability, and community well-being across the Islands Trust Area. It emphasizes flexible zoning, diverse housing options such as rental units and co-ops, and environmentally sustainable development practices. The toolkit also underscores the importance of community engagement in housing planning and encourages partnerships between local governments, non-profits, and the private sector to fund and support housing initiatives. It advocates for balancing development with environmental preservation, aligning with Salt Spring Island's goal of maintaining its natural character while meeting housing needs.

The toolkit's recommendations on affordable housing, sustainable development, and flexible zoning offer a valuable framework for Salt Spring Island to explore new approaches to

addressing housing shortages and affordability. By integrating community input and fostering partnerships, Salt Spring can develop a housing strategy that reflects the Island's values while preparing for future demands.

14. Salt Spring Island Community Affordable Housing Strategy, 2011 -

<https://www.crd.bc.ca/docs/default-source/salt-spring-island-ea-pdf/cedc/cahs-stage-3-report.pdf?sfvrsn=2>

The Salt Spring Island Community Affordable housing strategy is a comprehensive plan aimed at addressing the growing need for affordable housing on the island. This strategy emerged in response to concerns about the rising cost of living, lack of affordable rental options, and difficulty for low- and moderate-income individuals and families to find housing. Incorporating the Affordable Housing Strategy into the various policies ensures that future growth on the island is balanced, inclusive, and responsive to the needs of the community, particularly in terms of providing affordable housing options for all residents.

15. Pathways to Affordable Housing on Salt Spring Island, 2025

This comprehensive report prepared by Positively Forward presents a comprehensive plan to address Salt Spring Island's affordable housing crisis through sustainable, non-market rental solutions. It also advocated for the expansion of housing that remains affordable through legal agreements, managed by non-profits and supported by long-term funding mechanisms. This includes creating an independent housing oversight body, establishing a housing trust, improving rental support services, and advocating for a one-time property sale tax to fund affordable housing. The importance of basing policy decisions on accurate housing needs data, prioritizing housing for essential and middle-income workers, and ensuring that new development occurs in areas with sufficient infrastructure, particularly near Ganges Village were additionally emphasized.

The report identifies significant barriers to progress, such as community division, limited water supply, lack of clear zoning capacity, rising construction costs, and insufficient government funding. The report recommends a cautious, data-driven approach to policy updates and call for inclusive, transparent public engagement.

16. An Ecosystem Health Perspective Relevant to Salt Spring Island's OCP Review." 2007:

<https://islandstrust.bc.ca/document/an-ecosystem-health-perspective-relevant-to-salt-spring-islands-ocp-review-david-rapport/>

This report argues that land-use planning on Salt Spring Island must be grounded in the health and limits of local ecosystems, rather than theoretical "build-out" projections based on zoning. It positions ecosystem preservation not as an obstacle to growth, but as the essential foundation for long-term sustainability and community well-being. Pointing to clear signs of ecological stress including declining water quality, biodiversity loss, and forest degradation, it warns that the island may have already exceeded its ecological carrying capacity. The report calls for reorienting the Islands Trust's "preserve and protect" mandate to prioritize ecological limits, including imposing a moratorium on development in watersheds showing signs of decline and reforming planning tools to account for cumulative environmental impacts.

Equally important, the report emphasizes education, community engagement, and shared responsibility in reducing human impact on the environment. It advocates for inclusive,

science-based participation in ecosystem monitoring and restoration, involving local residents and students alike. Where the Islands Trust lacks the authority to act, the report recommends lobbying higher levels of government and leveraging community advocacy to implement protective measures. Ultimately, it presents a vision for land-use planning that aligns human activity with ecological realities ensuring the long-term resilience of Salt Spring Island's natural systems and the well-being of its residents.

17. Water for Life on Salt Spring Island, 2009

This report developed under the Healthy Ecosystems Healthy Community Initiative (HEHCI), provides an island-wide assessment of freshwater challenges through a blend of scientific research and community perspectives. Using the sustainability-based "Natural Step" framework, it explores ecological and human health risks associated with water availability, watershed degradation, and infrastructure limitations. The report highlights key concerns from residents such as insufficient watershed protection, potential contamination, and fragmented water governance and stresses the importance of aligning scientific knowledge with community awareness to ensure long-term sustainability of the island's freshwater systems.

This report reinforces the urgent need to integrate freshwater sustainability into land-use planning by placing ecological limits especially water availability at the center of development decisions. The report's findings support calls for more watershed-specific protections, limitations on growth in water-stressed areas, and policies that prevent further ecological harm. The emphasis on community education, data-informed decision-making, and participatory planning provides a roadmap for how the OCP process can better engage residents while ensuring that development respects the island's natural water capacity.