

Meeting Minutes

Salt Spring Island Local Community Commission

Tuesday, November 19, 2024

11:30 AM

Meaden Hall
120 Blain Road
Salt Spring Island BC

Special Meeting- Joint with Island Trust

PRESENT:

COMMISSIONERS: E. Rook, G. Holman (Director), G. Baker, B. Corno, B. Webster,

STAFF: S. Henderson, Senior Manager, Real Estate, SGI Administration and SSI LCC, D. Ovington, Senior Manager, SSI Administration,

GUESTS:, J. Harris, Islands Trust, SSI Trustee, L. Patrick, Islands Trust, SSI Trustee, T. Peterson, Islands Trust, SSI Trustee, S. Cermak, Island Trust, Director of Planning Services, C. Hutton, Island Trust, Regional Planning Manager, R. Pingle, Island Trust, Legislative Clerk, L. Millard, Island Trust, Recorder.

These minutes follow the order of the agenda although the sequence may have varied.

The meeting was called to order at 11:44 am.

1. Territorial Acknowledgement

Island Trust Trustee Peterson provided a Territorial Acknowledgement.

2. Approval of Agenda

The chair seeing no objections, the November 19th, 2024 special meeting agenda was adopted as presented.

3. Special Meeting Matters

3.1. Official Community Plan - Land Use Bylaw Project

Discussion ensued regarding the Complete Communities Assessment.

- The Complete Communities Assessment precedes the Official Community Plan and Land Use Bylaw project
- Preliminary report can be used as input into the Integrated Housing Strategy
- Due to be completed by the end of 2024
- Next in-person engagement session is scheduled to be held November 24, 2024
- Identification of refined details about topics in which both parties can collaborate needs to occur

3.2. Salt Spring Island Integrated Housing Strategy

Discussion ensued regarding Salt Spring Integrated Housing Strategy.

-Housing Needs Assessment completion targeted for March or April, 2025

-Integrated Housing Strategy targeted to be completed in 2025

-When agencies meet to discuss Integrated Housing Strategy it is important to include Islands Trust and North Salt Spring Water District staff

-There is need to undertake a Geographic Information System (GIS) analysis to determine how many properties contain suites outside of the moratorium area and quantitative estimates in which additional uses could be legalized

3.3. Short Term Rental Management

Discussion ensued regarding Short Term Rental (STR) management.

-Local Community Commission will lead roundtable discussion in early 2025

-Discussion to include STR sector that has specific implications for housing

-Discussion about Provincial Bill 35 to occur before deadline to opt in on March 31, 2025

3.4. Prioritizing Water and Wastewater Service Connections

Discussion ensued regarding North Salt Spring Waterworks District moratorium.

-When development occurs in a service area there is no discretion about whether or not to provide service; however, discretion can occur outside of the service districts where there is existing zoning

-Agencies need to have conversations about density, zoning, and service availability

4. Adjournment

The chair seeing no objections, adjourn the meeting at 01:30pm.

CHAIR

SENIOR MANAGER