



Notice of Meeting and Meeting Agenda Salt Spring Island Local Community Commission

Thursday, December 5, 2024

9:00 AM

SIMS Boardroom
124 Rainbow Road
Salt Spring Island BC

Special Meeting

MS Teams Link: [Click here](#)

E. Rook (Chair), G. Holman (Vice Chair), G. Baker, B. Corno, B. Webster

The Capital Regional District strives to be a place where inclusion is paramount and all people are treated with dignity. We pledge to make our meetings a place where all feel welcome and respected

1. Territorial Acknowledgement

2. Approval of Agenda

3. Senior Manager Report

4. Presentations/Delegations

Delegations will have the option to participate electronically. Please complete the online application at www.crd.bc.ca/address for "Addressing the Salt Spring Island Local Community Commission" no later than 4:30 pm two days before the meeting and staff will respond with details.

Alternatively, you may email your comments on an agenda item to the Salt Spring Island Local Community Commission (LCC) at saltspring@crd.bc.ca.

5. Special Meeting Matters

5.1. [24-1306](#) Grant-In-Aid Application - The Chuan Community Arts Society

Recommendation: That the Salt Spring Island Local Community Commission recommends the Salt Spring Island Electoral Area Director: Approve the Grant-in-Aid application to the Chuan Community Arts in the amount of \$2,068.

Attachments: [Staff Report: Grant-In-Aid Application - The Chuan Community Arts Society](#)
[Appendix A: Grant-in-Aid Application – The Chuan Community Arts Society](#)

5.2. [24-962](#) LCC Role Regarding Boat-related Issues Discussion

Recommendation: [On August 15, 2024, Commissioner Webster served the following Notice of Motion:
"That the Salt Spring Island Local Community Commission discuss at one of our October meetings what future role, if any, the Commission should play in managing boat-related issues, including:
- Discussion of whether the LCC should engage directly with the CRD's Environmental Protection Division to ensure that the Salt Spring Island perspective is reflected in its future work on this issue.
-Inclusion of this topic and the potential for future collaboration for discussion at future meetings between the LCC and LTC.
-An assessment of whether current shore services provided through our park services would more appropriately be funded (at least partially) through our small craft harbour service."
On September 12, 2024 the SSI Local Community Commission passed the motion.
On October 17, 2024 the SSI Local Community Commission postponed consideration until the next meeting.]

Verbal Discussion.

Attachments: [Staff Report to Environmental Services Committee](#)

5.3. [24-1298](#) Update Liquid Waste and Geotubes Pilot

Recommendation: Verbal discussion

5.4. [24-1300](#) Developing a Process for Reviewing Bylaws

Recommendation: Verbal discussion

5.5. [24-1301](#) Developing the Terms of Reference for an Integrated Housing Strategy

Recommendation: Verbal discussion

5.6. [24-1233](#) Motion with Notice: Island Trust Boarding House Advocacy (G. Holman)

Recommendation: [At the Nov 14, 2024 Salt Spring Local Community Commission meeting, the following notice was read by Director Holman into record to be discussed at a following meeting:]

That the Local Community Commission recommend that the Local Trust Committee amend the home-based business provisions of its land use bylaw regarding boarding houses to be consistent with CRD and BC Building Code regulations.

5.7. [24-1302](#) Expanding LCC Administrative Authority to Include All SSI Local CRD Services

Recommendation: Verbal discussion

6. Motion to Close Meeting

6.1. [24-1303](#) Motion to Close Meeting

Recommendation: That the meeting be closed for discussion respecting the proposed provision of a service that is at its preliminary stages under Section 90(1)(k) of the Community Charter. [1 items].

7. Adjournment

Next Meeting:

-(At the call of the Chair) Thursday, January 9, 2025 at 5:00PM in the Salt Spring Island Multi Space (SIMS) Boardroom, 124 Rainbow Road, Salt Spring Island, BC V8K 2V5

-Thursday, January 16, 2025 at 9:00AM in the Salt Spring Island Multi Space (SIMS) Boardroom, 124 Rainbow Road, Salt Spring Island, BC V8K 2V5

**REPORT TO LOCAL COMMUNITY COMMISSION
MEETING OF DAY, DECEMBER 5, 2024**

SUBJECT **GRANT-IN-AID APPLICATION – The Chuan Community Arts Society**

ISSUE

To review one Grant-in-Aid application submission for the Salt Spring Island Electoral Area.

BACKGROUND

The Supplementary Letters Patent for Grant-In-Aid (GIA) requires Capital Regional District (CRD) approval be obtained before any payments for GIA are made on behalf of one or more-member electoral areas to any organization deemed to be contributing to the general interests and advantage of the area.

This service covers the Electoral Areas (EA). Before exercising the powers described above, the Supplementary Letters Patent requires that the Salt Spring Island (SSI) Local Community Commission (LCC) obtain the written approval of the Director of each EA to the proposed GIA for such EA.

In 2023 the LCC directed that two intakes should occur in 2024. One intake to occur in spring, and another in the fall for any remaining funds. This application was brought forward outside of the intake window at the direction of the LCC.

FINANCIAL IMPLICATIONS

The Chuan Community Arts Society

The purpose of this application is to request \$9,996 for the Hearth Drop-In Community Space. The applicant provided the Hearth Community Drop-In Space Project Description and Community Impact Report, The Hearth: 5-Month Funding Proposal, and the Chuan Community Arts Society Financial Report for the Fiscal Year 2023.

Table 1: Salt Spring Island 2024 Grant-In-Aid Overall Summary

2024 GIA Overall Summary	Core GIA		
	Budget	Spent	Remaining
SSI (\$)	53,986	51,918	2,068

The current remaining 2024 GIA budget is \$2,068. Insufficient funds exist to approve the grant amount requested of \$9,996.

Table 2: Salt Spring Island Grant-in-Aid Awarded for 2024

2024 Project Summary		
Applicant	Project Title	Award (\$)
Salt Spring Literacy	Change door to glass panel and purchase space heaters	998
Bandemonium Music Society	Workshop and year-end concert	2,150
The Circle Salt Spring Education Society	Training Google Workspace	2,000
Wagon Wheel Housing Society	Equipment - Washer and Dryer	2,500
Copper Kettle Community Partnership	Country Grocer Gift Cards	5,000
Gulf Islands Community Radio Society	Emergency Response Obligations	2,770
Transition Salt Spring Society	Two days public collection for chipping and invasive plants	2,500
Transition Salt Spring Society	Organize a pilot roadside pickup and chipping of woody debris	2,500
Salt Spring Island Farmland Trust Society	SSI Indigenous Peoples Weekend event June 21-23	4,000
Salish Sea Inter-Island Transportation Society	Support for the Tours des Isles	4,000
Salt Spring Community Health Society	Mental Wellness Initiative	5,000
Salt Spring Abattoir	Ecoflow Septic System	5,000
Salt Spring Island Chamber of Commerce	Third Annual Convergence Festival	3,500
FarmFolk CityFolk Society	Support a Fall Seed Cleaning to Salt Spring Island	1,000
Salt Spring Elementary Parent Advisory Committee	Replace the Existing Aged, Inaccessible Playground with New Playground Equipment	3,300
Salt Spring Baroque Music Society	Capital Equipment Upgrade Required to Grow the Organization	2,400
Salt Spring Health Advancement Network (SSHAN)	Facilitated Community Process to Address the Needs of the Insecurely and Unhoused	3,300
GIA Total		\$51,918

ALTERNATIVES

That the Salt Spring Island Local Community Commission recommends the Salt Spring Island Electoral Area Director:

Alternative 1

Approve the Grant-in-Aid application to the Chuan Community Arts Society in the amount of \$2,068.

Alternative 2

Deny the Grant-in-Aid application to the Chuan Community Arts in the amount of \$2,068.

Alternative 3

Award a different amount to support the Grant-in-Aid applications to the Chuan Community Arts.

Alternative 4

Refer the Grant-in-Aid applications back to staff for more information.

RECOMMENDATION

That the Salt Spring Island Local Community Commission recommends the Salt Spring Island Electoral Area Director:

Approve the Grant-in-Aid application to the Chuan Community Arts in the amount of \$2,068.

Submitted by:	Stephen Henderson, Senior Manager Real Estate, Real Estate and SGI Administration
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Appendix A: Grant-in-Aid Application – The Chuan Community Arts Society



Capital Regional District
Grant-In-Aid Application Form
FOR ELECTORAL AREAS ONLY:

Juan de Fuca

Salt Spring Island

Southern Gulf Islands

[Revised November 16, 2012]

CRD GRANT-IN-AID APPLICATION FORM

Grants-In-Aid are for the CRD Electoral Areas only: Juan de Fuca, Salt Spring Island, and Southern Gulf Islands

Application Submitted By

Name and Address of Applicant: _____

Contact(s): _____ (name) _____ (phone) _____ (fax)

Email address _____

Contact(s): _____ (name) _____ (phone) _____ (fax)

Email address _____

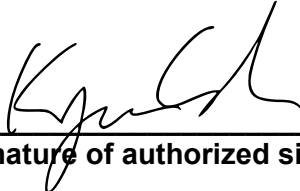
Application Summary

Project or purpose for which you require assistance:

Amount of grant requested \$ _____

To the best of my knowledge, all of the information that is provided in this application is true and correct. Furthermore, I hereby certify that this application for assistance is:

- **NOT** being made on behalf of an industrial, commercial, or business undertaking
- **NOT** available for the personal benefit of any individual, proprietor, member or shareholder



(signature of authorized signatory)

(title)

(print name)

Applicant Profile

1. Please describe the services / benefits that your organization provides to the community. Are these services / benefits available to the community from another organization or agency?

2. Describe the geographic area that receives services or benefits from your organization.

3. Is your organization voluntary and non-profit? NO YES

Please detail any remuneration paid, or funds otherwise made available to members, officers, etc. of your organization.

Please indicate the number of members / volunteers in your organization and how long your organization has been in operation.

Project / Proposal Profile

1. Assistance is being requested for:
capital project and / or equipment
special event
other purpose (_____)
2. Please describe the proposal for which you are requesting assistance. Attach additional information if required.
3. Please describe how this proposal will benefit the community.

Funding and Financial Information

1. Attach supporting financial information, i.e., budget / financial report. Ensure the following information is clearly itemized;
 - project budget,
 - grants / funding from other sources,
 - funding contributed by applicant through fund raising activities or other sources of revenue and,
 - financial statement that itemizes total expenses for the fiscal year, including any monies and/or benefits paid to members or officers.

2. Have you applied for a grant / funding from another source(s)? NO YES

If yes, complete the following chart. **If no**, please explain _____

Name of Grant or Funding Agency	\$ Amount Applied For	Status of Grant Application		
		Approved (Y)	Denied (Y)	Pending (Y)

3. Have you received assistance (grant in aid / waiving of fees, etc.), from the CRD in previous years?

NO YES..... **If yes**, please complete the following chart.

Year	\$ Amount	Purpose for which assistance was used

4. Does your organization:

Offer direct financial assistance to individuals or families?	Yes	No
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Provide services that fall within the mandate of either a senior government or a local service agency?	Yes	No
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Provide an opportunity for individuals to make direct Contributions to the project (e.g., fundraising for the project)?	Yes	No
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Or, is your organization:

part of a Provincial or National fund raising campaign?	Yes	No
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The information provided in Section 4 is for data collection purposes.

Followup:

Please refer to Page 6 of the [***Grant-In-Aid - Application Completion Guide***](#) regarding the following:

1. Acknowledgement

2. Reporting

Please remember to attach:

1. Project budget
2. Financial statement for your organization

**REPORT TO ENVIRONMENTAL SERVICES COMMITTEE
MEETING OF WEDNESDAY, JULY 17, 2024**

SUBJECT **Reporting Back on Collaborative Action Regional Boats Workshop**

ISSUE SUMMARY

To summarize what staff heard at the April 30, 2024 Regional Workshop: Collaborative Action to Resolve Boat-Related Issues in the Capital Region, and to seek direction on recommended next steps.

BACKGROUND

At the January 2024 Environmental Services Committee (ESC) meeting, staff delivered a report that outlined the scope of regional boat-related issues and provided options for regulation of private mooring buoys (PMBs) that are within local government control, for consideration. The Capital Regional District (CRD) Board then directed staff to host a regional workshop to discuss these options, summarize comments and report back to the ESC.

The CRD Regional Workshop: Collaborative Action to Resolve Boat-Related Issues in the Capital Region, held on April 30, 2024, brought together 57 representatives from First Nations, municipal staff and elected officials, as well as provincial government staff to review options to reduce or eliminate issues associated with the proliferation of boats and unregulated placement of PMBs in the capital region. The goals of the workshop were to:

- discuss the proposed local government options to determine if a coordinated strategy is needed
- determine appropriate locations to address the apparent need for long-term boat storage
- identify opportunities for regional advocacy to provincial and federal governments to assist local governments in providing resolutions to ongoing boat issues in the capital region

Workshop Summary and Results

To ensure workshop attendees had a common understanding and regional context, CRD and Island Trust staff presentations outlined the scope and scale of the boat-related issues, their impacts on local communities, and the complicated role boats and structures attached to PMBs play in associated affordable housing and other social needs issues. CRD staff provided an overview of the federal, provincial and local government legislation and policy tools that are, or could be, used to resolve many of these issues. This included a more in-depth look at those pertaining to PMBs and wrecked, hazardous and abandoned vessels.

Three options for PMB regulation that are fully within local government control were presented, and examples of successful implementation by other local governments in BC were provided. In small group discussions, workshop attendees discussed the benefits and challenges of the following options:

- Option 1: prohibit PMBs through zoning and land use bylaws
- Option 2: regulate allowable harbour uses, the number of and placement of PMBs and allowable structures through zoning, land use and structure bylaws
- Option 3: allow PMBs and charge a fee through Licence of Occupation (LOO)

While benefits and challenges were identified with all three options, it was clear that the diverse community needs and varied magnitude of boats and PMBs in the different harbour areas will require a flexible yet consistent approach across the capital region. Option 1 received the least support, while Options 2 and 3 received higher support due to the increased flexibility and ability to establish a more consistent regional approach. Funding and capacity for enforcement and provision of services was a significant concern for all options. The ability to charge fees to recover costs through a LOO under Option 3 was desirable; however, significant concerns regarding the potential transfer of liability to local governments due to clauses within the LOO agreement outweigh the ability to collect fees for some local governments. None of the options resolved the foundational and underlying issues driving the proliferation of boat communities and moorage areas throughout the capital region.

Throughout the workshop, six overarching themes were observed:

1. Cumulative Environmental Effects
2. Diverse Community Needs and Housing Considerations
3. Enforcement and Capacity Issues
4. First Nations Perspectives and Priorities
5. Advocacy and Coast-wide Solutions
6. Collaboration

A report detailing the overarching themes and discussions from the workshop is attached (see Appendix A).

Workshop participants made it clear that the continued increase in PMBs and boats, and ongoing challenges with capacity and funding, will require timely, collective and coordinated action across the capital region. The need for federal and provincial leadership in creating a coast-wide solution by enhancing or creating improved policy and legislation around PMBs to assist local governments in dealing with the multiple issues across the coast was also identified as a critical next step. Similarly, the importance of meaningful engagement and consideration of impacts to First Nations rights and title, and the desire for collaborative solutions should be considered moving forward. A coordinated regional and coastal approach, with significant leadership from the Province, emerged as crucial framework for taking next steps.

Proposed Approach

Staff propose the following actions:

1. Identify local government objectives and desired outcomes for each harbour area

This could include:

- engaging First Nations communities
- identifying important marine habitat and cultural areas that require improved protection
- identifying suitable areas for boat communities and moorage areas
- identifying appropriate uses, zoning and defining structure requirements through appropriate land use, zoning and structures bylaws
- defining needed services/facilities for the defined uses
- improving enforcement capacity

2. Coordinate regional action to achieve short-term improvements

This could include:

- establishing a collaborative, regional working group
- enabling meaningful engagement and discussions with First Nations partners to determine their interests and desired level of involvement

- creating consistent bylaw language pertaining to zoning, uses and structures for PMBs, long-term boat use and liveaboards that can be use by local governments to amend appropriate bylaws
- developing a more rigorous inventory of boats, PMBs and liveaboards
- supporting the identification of important habitat and cultural areas, as well as areas suitable for proliferations of boats and PMBs
- obtaining legal input on identified liability and legal concerns
- exploring collaborative enforcement options

3. Continued advocacy to provincial government for coast-wide solutions

This could include:

- requesting assistance and leadership in developing a longer-term coast-wide solution to provide assistance to local governments in resolving these issues
- bringing motions at Association for Vancouver Island Coastal Communities and Union of BC municipalities requesting that the Province establish a working group or task force
- creating funding opportunities to support local governments in resolving issues happening within their metes and bounds
- encouraging improved regulation and policy regarding placement of PMBs on provincial crown land (seabed)

4. Continued advocacy to federal government

This could include:

- requesting assistance and leadership in developing a longer-term coast-wide solution to provide assistance to local governments in resolving these issues
- amending Minor Works Regulation and PMB regulations to include prohibitions around placement in important habitat and cultural areas, such as eel grass habitat, estuary areas, clam harvesting areas and critical habitats
- encouraging collaborative enforcement and supporting local governments in realigning PMB locations, as necessary

Staff suggest that local government staff begin working towards Actions 1 and 2 above, while elected officials focus on continued advocacy, as outlined in Actions 3 and 4 above.

Funding and capacity issues at all levels need to be resolved. For CRD staff to play a coordinating role in moving forward with Action 2, mandate and resources are required, and a regional service should be considered.

ALTERNATIVES

Alternative 1

The Environmental Services Committee recommends to the Capital Regional District Board:

1. That staff bring back a report that considers expanding the core area harbours service to a regional service, including costs and resourcing requirements;
2. That the report, *What We Heard Summary Report: Regional Workshop: Collaborative Action to Resolve Boat-Related Issues in the Capital Region*, be provided to local governments and First Nations in the capital region for consideration; and
3. That the CRD Board continue to advocate to the provincial and federal governments to take a leadership role in developing a coast-wide solution that will support local governments.

Alternative 2

That this report be received for information and provided to affected local governments.

IMPLICATIONS

Environmental & Climate Action

Concern regarding the cumulative environmental effects of proliferations of PMBs, boats and structures, and liveaboards, was expressed by workshop participants and was one of the leading drivers for collaborative and timely action.

Local Government Implications

Each affected harbour area has differing issues, community needs, resources and services. Local governments need to define their desired outcomes and what they wish to achieve in their areas of jurisdiction. This will help to inform regional actions and direction.

Local government staff in the capital region could collaboratively develop model land use, structure and zoning bylaw language. Over the short-term, a collaborative approach from a place of local government control is likely to achieve improvements more quickly than awaiting the results of advocacy to the provincial and federal governments.

First Nations Implications

First Nations representatives at the workshop wanted to ensure meaningful participation and respect for their interests, including hunting and fishing rights, cultural practices and self-governance. Through the provincial Coastal Marine Strategy, the role of First Nations regarding the seabed and marine environment may evolve. Any actions moving forward to address boat-related issues need to include First Nations.

Intergovernmental Implications

In 2023, there were an estimated 1,185 private mooring buoys and 862 boats and structures creating floating communities and floating moorage areas throughout 21 bays and harbours in the capital region. A review of orthophotos in 1996, 2005, 2013 and 2023 revealed a significant increase in PMBs with boats or other structures attached, following transfer of authority from Fisheries and Oceans Canada to Transport Canada, and subsequent inclusion of PMBs as a “minor works and removal of authorization” requirement in 2009.

Furthermore, the lack of provincial regulation around the placement and use of PMBs on provincial seabed, and their deference to federal authority, is problematic for local coastal waters. The unpermitted and long-term placement of PMBs and associated boats and structures on provincial crown land needs to be regulated by the Province. If a similar situation occurred on terrestrial provincial crown land, the Province would consider it trespassing and would require the trespasser to move on. The inventory and regional context highlighted how deregulation at the federal level and lack of regulation at the provincial level has exacerbated a growing problem for coastal communities across this region and coastal BC. The Regional Boats Workshop affirmed the need for ongoing advocacy to federal and provincial agencies to improve PMB regulation, achieve a coast-wide solution, and to move forward with a collaborative approach.

Financial Implications

The financial implications of dealing with the growing proliferation of boats and PMBs are potentially significant and continue to impact the ability of all levels of government and First Nations communities to resolve some of these issues. Reliance by all levels of government for another level of government to provide funding and resources to resolve these issues has led to a state of collective inaction. A regional approach would achieve economies of scale and efficiencies by working together; however, appropriate resourcing and staffing will be required.

Service Implications

CRD staff do not have the capacity to coordinate regional action, nor is there a regional service to manage unregulated placement of PMBs. Expansion of Core Area and Saanich Peninsula Harbours services could have been considered; however, in April 2024, after discussion with the participants, the Saanich Peninsula Harbours Service did not proceed to requisition funding. While it remains an active CRD service, there is no intention by the participants to utilize or fund it at the present time. Consideration could be given to expanding the Core Area Harbours Service to a regional service to support a role for the regional government.

CONCLUSION

The proliferation of long-term moored boats and the corresponding increase in abandoned derelict or wrecked boats result from the unregulated placement of private mooring buoys (PMBs). Dealing with these boats requires complex jurisdictional oversight and significant municipal resources. Local governments must control the presence or absence of PMBs within their boundaries and consider increasing enforcement of existing regulations. A regionally coordinated approach and continued advocacy to federal and provincial governments for leadership and assistance are also necessary.

RECOMMENDATION

The Environmental Services Committee recommends to the Capital Regional District Board:

1. That staff bring back a report that considers expanding the core area harbours service to a regional service, including costs and resourcing requirements;
2. That the report, *What We Heard Summary Report: Regional Workshop: Collaborative Action to Resolve Boat-Related Issues in the Capital Region*, be provided to local governments and First Nations in the capital region for consideration; and
3. That the CRD Board continue to advocate to the provincial and federal governments to take a leadership role in developing a coast-wide solution that will support local governments.

Submitted by:	Peter Kickham, M.E.T., R.P.Bio., Acting Senior Manager, Environmental Protection
Concurrence:	Luisa Jones, MBA, General Manager, Parks, Recreation & Environmental Services
Concurrence:	Ted Robbins, B. Sc., C. Tech., Chief Administrative Officer

ATTACHMENT

Appendix A: What We Heard Summary Report: Regional Workshop: Collaborative Action to Resolve Boat-Related Issues in the Capital Region – July 2024