

Meeting Minutes

Salt Spring Island Local Community Commission

Thursday, December 5, 2024

9:00 AM

SIMS Boardroom
124 Rainbow Road
Salt Spring Island BC

Special Meeting

PRESENT:

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

STAFF: S. Henderson, Senior Manager, Real Estate and SGI Administration, D. Olafson, Manager, SSI Engineering, M. Williamson, Committee Clerk, (Recorder)

EP- Electronic Participation

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

The meeting was called to order at 09:09 am.

1. Territorial Acknowledgement

Commissioner Rook provided a Territorial Acknowledgement.

2. Approval of Agenda

MOVED by Commissioner Webster, **SECONDED** by Director Holman,
That agenda for the December 05, 2024, Special meeting of the Local Community
Commission be approved as amended with the addition of agenda item 5.8.LCC
Strategic Plan.
CARRIED

3. Senior Manager Report

S. Henderson provided information on the Ganges Harbourwalk next meeting.

4. Presentations/Delegations

There were no presentations or delegations.

5. Special Meeting Matters

5.1. Grant-In-Aid Application - The Chuan Community Arts Society

Commissioner Baker declared a personal conflict and recused herself from the meeting room at 9:12am

**MOVED by Director Holman, SECONDED by Commissioner Webster,
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.
CARRIED**

Commissioner Baker returned to the meeting room at 9:22am.

5.2. LCC Role Regarding Boat-related Issues Discussion

Discussion ensued regarding the Local Community Commission possible role regarding boat-related Issues in Salt Spring Island Harbours.

**MOVED by Commissioner Webster, SECONDED by Director Holman,
That the Salt Spring Island Local Community Commission (LCC) write to the CRD
Board requesting:**

- 1) That the Salt Spring Island LCC be consulted in the identification of local government objectives and desired outcomes for Salt Spring Island harbour areas.
 - 2) That the Salt Spring Island LCC be included as part of any regional working group that might be established relating to harbour management issues.
 - 3) That the Board write to the provincial and federal governments requesting them to fulfill their responsibilities relating to better management of Private Mooring Buoys, long-term boat use and live-aboards.
- CARRIED**

**MOVED by Commissioner Webster, SECONDED by Director Holman,
That the Salt Spring Island Local Community Commission (LCC) write to the Salt
Spring Island Local Trust Committee (LTC) to ask that the next meeting between
the LCC and LTC include discussion of opportunities to collaborate on potential
management of Private Mooring Buoys, long-term boat use and live-aboards in
Salt Spring Island small craft harbours.
CARRIED**

5.3. Update Liquid Waste and Geotubes Pilot

Discussion ensued regarding the Geotube Pilot project.

5.4. Developing a Process for Reviewing Bylaws

Discussion ensued regarding the process for reviewing bylaws.

**MOVED by Commissioner Webster, SECONDED by Director Holman,
That the SSI Electoral Area Director and SSI Local Community Commission
convene a meeting with stakeholders and CRD staff regarding bylaw
enforcement and dispute resolution process that impacts agricultural activities on
Salt Spring Island.**

CARRIED

5.5. Developing the Terms of Reference for an Integrated Housing Strategy

Discussion ensued regarding the Terms of Reference for an Integrated Housing Strategy.

**MOVED by Commissioner Webster, SECONDED by Commissioner Baker,
That the Salt Spring Island Local Community Commission (LCC) invite members
of the expert group on housing to meet with the commission to advise on next
steps for the development of an integrated housing strategy and action plan that:**

- 1) Builds on work that already been completed.**
- 2) Does not duplicate other work that is already underway.**
- 3) Is coordinated by a professional.**
- 4) Includes 'hands-on' involvement of LCC commissioners.**
- 5) Brings together all relevant agencies and groups.**
- 6) Invites the involvement of all interested community members.**

CARRIED

5.6. Motion with Notice: Island Trust Boarding House Advocacy (G. Holman)

[At the Nov 14, 2024 Salt Spring Local Community Commission meeting, the Notice of Motion was read by Director Holman into record to be discussed at a following meeting.

At the Nov. 21, 2024 Salt Spring Local Community Commission meeting, the Notice of Motion was amended by Director Holman, the motion was moved and seconded by Commissioner Corno, and consideration on the motion was referred to the next Salt Spring Island Local Community Commission meeting.]

**MOVED by Director Holman, SECONDED by Commissioner Corno,
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 occupancy levels CRD and BC
Building Code regulations.**

**MOVED by Director Holman, SECONDED by Commissioner Baker,
That the Motion with Notice be referred to the Salt Spring Island Local
Community Commission meeting which will include the development of an
Integrated Housing Strategy and Action Plan.
CARRIED**

**MOVED by Commissioner Webster, SECONDED by Commissioner Baker,
That agenda be amended to move consideration of agenda item 5.8. before
agenda item 5.7.
CARRIED**

5.8. SSI Local Community Commission Strategic Plan

**MOVED by Commissioner Webster, SECONDED by Commissioner Baker,
That the 2024-2027 Salt Spring Island Local Community Commission's Strategic
Plan be amended on page two by replacing the words "The Commission has
certain authorities delegated by the Board, while the Board retains final
approvals over Bylaws " with the words "The Commission has certain authorities
delegated by the Board. The Board retains final approvals over bylaws and the
financial Plan" after the words " ... appointed, volunteer commissions."**

AND

**That the Salt Spring Local Community Commission refer the amended 2024-2027
Salt Spring Island Local Community Commission's Strategic Plan to the CRD
Board for information.
CARRIED**

**MOVED by Commissioner Webster, SECONDED by Commissioner Baker,
That the meeting be extended past the 3-hour scheduled time.
CARRIED**

The Commission recessed at 11:58pm.

The Commission reconvened at 12:48pm

5.7. Expanding LCC Administrative Authority to Include All SSI Local CRD Services

Discussion ensued regarding expanding Local Community Commission delegated authority over SSI Local CRD Services.

**MOVED by Director Holman, SECONDED by Commissioner Webster,
That the rules of the Board Procedures bylaw be suspended to allow for Notices
of Motion to be read at a Special Meeting.
CARRIED**

5.a. Notice(s) of Motion

5.a.1. Notice of Motion: Integrated Housing Strategy Prioritizing (G. Holman)

Director Holman proposed the following Notice of Motion for consideration at the next meeting:

"That the proposed 'integrated housing strategy' prioritizes affordable rental housing (e.g., rather than market ownership housing)."

5.a.2. Notice of Motion: Identifying Development Potential in Service Area Advocacy (G. Holman)

Director Holman proposed the following Notice of Motion for consideration at the next meeting:

"That the Salt Spring Island Local Community Commission recommends/request that the SSI Local Trust Committee (LTC) identify the existing development potential (i.e., allowed by current zoning, including suites and cottages) on Agricultural Land Reserve (ALR) and non-ALR land within the North Salt Spring Waterworks District Maxwell Lake service area."

5.a.3. Notice of Motion: Identifying Properties Allowing Suites and Cottages Advocacy (G. Holman)

Director Holman proposed the following Notice of Motion for consideration at the next meeting:

"That the Salt Spring Island Local Community Commission recommends that the SSI Local Trust Committee (LTC) identify the number of properties on which suites and cottages are allowed by current zoning for SSI, on Agricultural Land Reserve (ALR) and non-ALR land, but outside the North Salt Spring Waterworks District service area."

5.a.4. Notice of Motion: Review of Official Community Plan Advocacy (G. Holman)

Director Holman proposed the following Notice of Motion for consideration at the next meeting:

“That the Salt Spring Island Local Community Commission recommends that the proposed ‘integrated housing strategy’ and the Local Trust Committee (LTC) Official Community Plan (OCP) review retain existing OCP policies stipulating that:

- zoning changes should be prioritized for affordable housing (e.g., B.2.1.2.1)
- new development, including housing, should be directed in or near villages and existing transit routes (e.g., B.2.3)”

5.a.5. Notice of Motion: Official Community Plan Affordable Housing Advocacy (G. Holman)

Director Holman proposed the following Notice of Motion for consideration at the next meeting:

“That the Salt Spring Island Local Community Commission recommends that the Island Trust consider immediate land use changes facilitating affordable housing options consistent with Official Community Plan (OCP) sections B.2.1.2.1 and B.2.3, including: boarding houses, accessory dwelling units in the Fulford area, and liveaboards in marinas.”

5.a.6. Notice of Motion: Prioritizing Service Capacity for Affordable Housing Advocacy (G. Holman)

Director Holman proposed the following Notice of Motion for consideration at the next meeting:

“That the Salt Spring Island Local Community Commission recommends that in considering zoning changes, and to the extent possible, the SSI Local Trust Committee (LTC) should prioritize limited community water and sewage collection/treatment capacity for affordable housing.”

5.a.7. Notice of Motion: SSI Grant-in-aid Operating Policies (B. Webster)

Commissioner Webster proposed the following Notice of Motion for consideration at the next meeting:

“That the Salt Spring Island Local Community Commission (LCC) establish the following operational policies relating to Salt Spring Electoral Area Grants-in-Aid:

- 1) The LCC shall approve grants-in-aid only to Salt Spring Island-based non-profit groups.
- 2) The LCC encourages grant-in-aid applications for amounts of up to \$5,000.
- 3) The LCC encourages applications for projects or initiatives that did not receive grant-in-aid support within the previous year.
- 4) The LCC encourages groups that might appropriately be supported through another LCC service (such as Economic Sustainability, Parks and Recreation or others) to look to that service for support rather than the grant-in-aid program.”

6. Motion to Close Meeting

6.1. Motion to Close Meeting

MOVED by Director Holman, SECONDED by Commissioner Webster,
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 item]
CARRIED

MOVED by Commissioner Baker, SECONDED by Director Webster,
That the meeting be closed for discussion regarding acquisition that could harm the interests of the electoral area under Section 90(1)(e) of the Community Charter. [1 item]
CARRIED

The Salt Spring Island Local Community Commission moved to the closed session at 02:10pm.

The Salt Spring Island Local Community Commission rose from its closed session 2:59pm without report.

7. Adjournment

MOVED by Director Holman, SECONDED by Commissioner Corno,
That the Local Community Commission adjourn the meeting at 02:59pm.
CARRIED

CHAIR

SENIOR MANAGER