

Meeting Minutes

Salt Spring Island Local Community Commission

Thursday, February 20, 2025

9:00 AM

SIMS Boardroom
124 Rainbow Road
Salt Spring Island BC

PRESENT:

COMMISSIONERS: E. Rook (Chair) 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, D. Olafson, Manager, SSI Engineering (EP), J. Proctor, Manager, Housing Planning Policy and Programs (EP), J. Stark, Manager, SGI Administration (EP), M. Williamson, Committee Clerk, (Recorder)

GUESTS: J. Rowland, Housing Now, A. Evanik, Housing Now,

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

The meeting was called to order at 09:02 am.

1. Territorial Acknowledgement

Commissioner Rook provided a Territorial Acknowledgement.

2. Approval of Agenda

MOVED by Commissioner Webster, **SECONDED** by Director Holman,
That agenda be amended by moving consideration of agenda item 7.6. after
agenda item 9.1.
CARRIED

MOVED by Commissioner Webster, **SECONDED** by Director Holman,
That agenda for the February 20, 2025, meeting of the Local Community
Commission be approved as amended.
CARRIED

3. Adoption of Minutes

3.1. Minutes of January 16, 2025 - January 30, 2025 Salt Spring Island Local Community Commission

MOVED by Commissioner Webster, **SECONDED** by Director Holman,
That the minutes of the following meetings be adopted as Circulated:
-January 16, 2025 Meeting
-January 30, 2025 Special Meeting
CARRIED

4. Chair, Director, and Commissioner Reports

Commissioner Rook spoke of the following items:

- Meeting with Trustee Laura Patrick
- Grace Point pathway meeting

Director Holman spoke of the following items:

- Salt Spring Island CRD budget finalization
- Meetings with MLA Rob Botterell
- Ask Salt Spring
- Business Improvement Area meeting

Commissioner Baker spoke regarding Ask Salt Spring.

Commissioner Webster spoke regarding the “Buy Canadian” movement.

5. Senior Manager Report

D. Ovington provided information on:

- Budget and capital planning special meeting
- SSI CRD engineer staffing

S. Henderson provided information on:

- Future SD64 meeting being scheduled
- Geotube pilot project report
- SSI Integrated Housing Strategy

6. Presentations/Delegations

6.1. Presentations

6.1.1. Presentation: Janey Rowland; Housing Now, Re: Housing Now update

J. Rowland and A. Evanvik spoke regarding 2024 Housing Now Program, and Rental Housing Needs Report.

6.2. Delegations

There were no delegations.

7. Commission Business

7.1. Rural Housing Program Update

J. Starke presented Item 7.1. for information and provided a PowerPoint presentation.

Discussion ensued regarding Rural Housing Program.

7.2. 163 Drake Road - Phoenix Elementary School Property and Selection of Future Tenants

MOVED by Director Holman, **SECONDED** by Commissioner Corno,
That the Salt Spring Island Local Community Commission authorize staff to post
an Expression of Interest for the buildings and land located at 163 Drake Road
(PID 004-607-295) for consideration.

CARRIED

7.3. Short Term Rentals Stakeholder Roundtable Meeting

This report was received for information.

Discussion ensued regarding Short Term Rental Roundtable.

7.4. Previous Minutes of Other CRD Committees and Commissions for Information

The following minutes were received for information:

- a) Ganges Harbourwalk Project Steering Committee minutes of March 11, 2024
- b) Ganges Harbourwalk Project Steering Committee minutes of March 26, 2024
- c) Ganges Harbourwalk Project Steering Committee draft minutes of January 27, 2025

7.5. Board Procedure Bylaw

Discussion ensued regarding the Board Procedure Bylaw and best practices for meetings.

8. Notice(s) of Motion

8.1. Motion with Notice: BC Ferries Advocacy (B. Webster)

MOVED by Commissioner Webster, SECONDED by Commissioner Corno,
That the Salt Spring Island Local Community Commission (LCC):

- 1) Write to BC Ferry Corporation to request that BC Ferries consult on an ongoing basis with the LCC on its plans and priorities for Salt Spring Island ferry services.**
- 2) Invite Salt Spring Island community members to provide the LCC with suggestions for BC Ferries-related advocacy.**
- 3) Discuss, at a future LCC meeting, priorities for BC Ferries-related advocacy**

MOVED by Commissioner Webster, SECONDED by Commissioner Corno,
That the Motion with Notice be amended to add

- the words “ 1. Consult with the Southern Gulf Islands Electoral Area to determine whether there is interest in jointly engaging with BC Ferries to advocate on behalf of our communities.**
- 2. Consult with the Salt Spring Island Local Trust Committee (LTC) to determine whether there is interest in jointly engaging with BC Ferries to advocate on behalf of our community.” after the words “...Island Local Community Commission (LCC):” and before the words “Write to BC Ferry Corporation to...”**
- and that all points after be renumbered accordingly**
- the words “with a Salt Spring LTC representative invited to attend,” after the words “...a future LCC meeting,” and before the words “priorities for BC Ferries...”**

CARRIED

Commissioner Webster amended the Motion with Notice.

The question was called on the Motion with Notice as amended.

“That the Salt Spring Island Local Community Commission (LCC):

- 1. Consult with the Southern Gulf Islands Electoral Area to determine whether there is interest in jointly engaging with BC Ferries to advocate on behalf of our communities.**
- 2. Consult with the Salt Spring Island Local Trust Committee (LTC) to determine whether there is interest in jointly engaging with BC Ferries to advocate on behalf of our community.**
- 3. Write to BC Ferry Corporation to request that BC Ferries consult on an ongoing basis with the LCC/LTC on its plans and priorities for Salt Spring Island ferry services.**
- 4. Invite Salt Spring Island former ferry advisory committee members and community members to provide the LCC with suggestions for BC Ferries-related advocacy.**
- 5. Discuss, at a future LCC meeting, with a Salt Spring LTC representative invited to attend, priorities for BC Ferries-related advocacy.”**

CARRIED

MOVED by Director Holman, SECONDED by Commissioner Baker,
That the meeting be extended past the 3-hour scheduled time.

CARRIED

The Commission recessed at 11:54 pm.

The Commission reconvened at 12:32 pm.

8.2. Motion with Notice: Grant Application SSI Foundation (G. Baker)

MOVED by Commissioner Baker, SECONDED by Director Holman,
That the Salt Spring Island Local Community Commission direct staff to submit a grant application to the Salt Spring Island Foundation in the amount of \$10,000 to support funding the planned Integrated Housing Strategy.

AND

That the Salt Spring Island Local Community Commission recommends to the Capital Regional District Board that the Salt Spring Island Economic Development Service (1.124) 2025 Operating Budget be amended to include \$10,000 grant funding for a one-time project of an Integrated Housing Strategy for Salt Spring Island in 2025 if the grant application is successful.

CARRIED

8.3. Motion with Notice: Grant Application SGITP (G. Baker)

MOVED by Commissioner Baker, SECONDED by Director Holman,
That the Salt Spring Island Local Community Commission direct staff to submit a grant application to the Southern Gulf Island Tourism partnership (SGITP) for \$15,000, to support funding the planned Salt Spring Island Integrated Housing Strategy.

AND

That the Salt Spring Island Local Community Commission recommends to the Capital Regional District Board that the Salt Spring Island Economic Development Service (1.124) 2025 Operating Budget be amended to include \$15,000 grant funding for a one-time project of an Integrated Housing Strategy for Salt Spring Island in 2025 if the grant application is successful.

CARRIED

8.4. Notice of Motion: SSI Foundation Meeting (G. Baker)

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

“That the Salt Spring Island Local Community Commission requests that staff arrange a meeting involving the Salt Spring Island Foundation, CRD staff and two representatives of the Salt Spring Island Local Community Commission in the near future to discuss Grant-in-Aid.”

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

“That the Salt Spring Island Local Community Commission requests that staff arrange a meeting involving the Salt Spring Island Foundation, CRD staff and two representatives of the Salt Spring Island Local Community Commission in the near future to discuss Grant-in-Aid.”

8.5. Notice of Motion: Business Licensing Feasibility Report (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) request staff to report back on options for determining the feasibility of the LCC implementing a business licensing system for Salt Spring Island.”

8.6. Notice of Motion: Bill 35 Enforcement and Implications Meeting (G. Holman)

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

“That the Salt Spring Island Local Community Commission and the Salt Spring Island Local Trust Committee meet with provincial officials to understand enforcement and other implications of Bill 35 Short-Term Rental Accommodations Act.”

9. Motion to Close Meeting

9.1. Motion to Close Meeting

**MOVED by Director Holman, SECONDED by Commissioner Webster,
That the meeting be closed for discussion of acquisition/disposition that could reasonably be expected to harm the interest of the Electoral Area under Section 90(1) (e) of the Community Charter [1 item].**

CARRIED

**MOVED by Director Holman, SECONDED by Commissioner Corno,
That the meeting be closed for discussion of preliminary negotiations that could reasonably be expected to harm the interest of the Electoral Area under Section 90(1) (k) of the Community Charter [1 item].**

CARRIED

The Salt Spring Island Local Community Commission moved to the closed session at 12:44pm.

The Salt Spring Island Local Community Commission rose from its closed session at 2:00pm without report.

7.6. Salt Spring Island Multi Space Roof Assessment and Repairs

**MOVED by Director Holman, SECONDED by Commissioner Webster,
That consideration be deferred to a future meeting of the Salt Spring Island Local Community Commission.**

CARRIED

10. Adjournment

MOVED by Director Holman, **SECONDED** by Commissioner Corno,
That the Local Community Commission adjourn the meeting at 02:07pm.
CARRIED

CHAIR

SENIOR MANAGER