

Meeting Minutes

Salt Spring Island Local Community Commission

Thursday, May 15, 2025

9:00 AM

SIMS Boardroom
124 Rainbow Road
Salt Spring Island BC

PRESENT:

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

STAFF: S. Henderson, Senior Manager, Real Estate, SGI Administration and SSI LCC, D. Ovington, Senior Manager, SSI Administration, C. Hopps, Manager, SSI Engineering, J. Stark, Manager, SGI Administration, M. Williamson, Committee Clerk, (Recorder)

GUEST: I. Matous-Gibbs, Urban Matters,

EP- Electronic Participation

REGRETS:

COMMISSIONERS: G. Baker,

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

The meeting was called to order at 09:01 am.

1. Territorial Acknowledgement

Commissioner Rook provided a Territorial Acknowledgement.

2. Approval of Agenda

MOVED by Director Holman, SECONDED by Commissioner Webster,
That a late delegation, R. Gilliam be permitted to speak.
CARRIED

MOVED by Director Holman, SECONDED by Commissioner Webster,
That a late delegation, P. Vernon be permitted to speak.
CARRIED

MOVED by Director Holman SECONDED by Commissioner Webster,
That agenda for the May 15, 2025, meeting of the Local Community Commission
be approved as amended with following amendments:
-The addition of agenda item 6.2.1. Delegation: Rachael Gilliam, SSI SPCA Re:
Item 7.2. 163 Drake Road - Phoenix Elementary School Property Expression of
Interest
-The addition of agenda item 6.2.2. Delegation: Philip Vernon, SSI Resident Re:
Item 7.2. 163 Drake Road - Phoenix Elementary School Property Expression of
Interest
-That consideration of agenda item 7.2. be move before agenda item 7.1.
-The addition of agenda item 7.4. Mount Maxwell Community Park
-The addition of agenda item 7.5. Ganges Hill Project
CARRIED

3. Adoption of Minutes

3.1. Minutes of April 17, 2025 Salt Spring Island Local Community Commission

MOVED by Commissioner Webster, SECONDED by Commissioner Corno,
That the minutes of April 17, 2025 meeting be adopted as circulated.
CARRIED

4. Chair, Director, and Commissioner Reports

Commissioner Rook spoke of the following items:
-Next joint meeting with the Local Trust Committee
-Ganges Hill Project

Director Holman spoke of the following items:
-Proposed Hands Across the Border event
-Regional Foodland Service meeting
-Regional Biodiversity Service meeting
-Kings Lane housing project

Commissioner Corno spoke of the following items:
-Social Media communications

Commissioner Webster spoke of the following items:
-Ganges Hill Project delays
-North Salt Spring Waterworks referendum
-Secondary Anniversary of the LCC

5. Senior Manager Report

D. Ovington introduced Carolyn Hopp as the new SSI Engineer Manager.

6. Presentations/Delegations

**MOVED by Director Holman, SECONDED by Commissioner Webster,
That consideration of agenda item 6.2.1. and agenda item 6.2.2. be move before
agenda item 6.1.
CARRIED**

6.2. Delegations

6.2.1. Delegation: Rachael Gilliam, SSI SPCA Re: Item 7.2. 163 Drake Road -
Phoenix Elementary School Property Expression of Interest

R. Gilliam spoke to item 7.2.

6.2.2. Delegation: Philip Vernon, SSI Resident Re: Item 7.2. 163 Drake Road -
Phoenix Elementary School Property Expression of Interest

P. Vernon spoke to item 7.2.

6.1. Presentations

6.1.1. Presentation: Isha Matous-Gibbs, Urban Matters Re: Integrated Housing Strategy Action Plan

I. Matous-Gibbs spoke regarding the Integrated Housing Strategy Action Plan.

**MOVED by Director Holman, SECONDED by Commissioner Webster,
That the rules of the Capital Regional District Board Procedures Bylaw be
suspended to allow Laura Patrick to speak regarding agenda item 6.1.1.
CARRIED**

**MOVED by Director Holman, SECONDED by Commissioner Webster,
That the rules of the Capital Regional District Board Procedures Bylaw be
suspended to allow Janis Gauthier to speak regarding agenda item 6.1.1.
CARRIED**

7. Commission Business

7.2. 163 Drake Road - Phoenix Elementary School Property Expression of Interest

**MOVED by Director Holman, SECONDED by Commissioner Corno,
That the Salt Spring Island Local Community Commission authorize staff to enter
a lease with Chuan Society for a portion of the main building, playground and
community gardens located at 163 Drake Road (PID 004-607-295) at a monthly rate
of \$750 plus GST for a 12 month term.
CARRIED**

7.1. Salt Spring Island Electoral Area 2025 Grant-In-Aid Application - Spring Intake

MOVED by Director Holman,

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

1. Approve the Grant-in-Aid applications to the applicants listed in Appendix A, in the amount of \$39,096; and
2. Approve the Grant-in-Aid applications to the applicants listed in Appendix B in the amount of \$7,500 subject to the application changes listed under Table 5.

FAILED

Due to lack of a seconder

MOVED by Commissioner Webster, SECONDED by Commissioner Corno,

That Appendix A be amended with the following amendments:

- Reduce the amount for Salt Spring Historical Society from \$3,000 to \$2,500
 - Increase the amount for Gulf Island Community Radio Society to \$5,000 from \$3,000
 - Reduce the amount for Salt Spring Community Energy from \$3,000 to \$2,000
 - Reduce the amount for The Circle Salt Spring Education Society from \$2,304 to \$2,000
 - Increase the amount for GISRA to \$5,000 from \$3,000
 - Increase the amount for Salt Spring Island Rowing Club to \$4,000 from \$3,000
 - Reduce the amount for Restorative Justice Salt Spring Island from \$3,000 to \$2,000
 - Increase the amount for Salt Spring Island Farmland Trust Society to \$3,000 from \$4,000
 - Increase the amount for Copper Kettle Community Partnership to \$3,500 from \$3,000
 - Remove Bandemoniom Music Society application for \$252
 - Increase the amount for Bandemoniom Music Society from \$600 to \$1,000
 - Reduce the amount for The Diverse Villiage from \$3,000 to \$2,000
 - Reduce the amount for The Salish Sea Inter Island Transportation Society from \$3,000 to \$2,000
 - Reduce the amount for Salt Spring Island Minor Baseball Association from \$2,940 to \$2,000
- for a total amount of \$40,000.

AND

That Appendix B be amended with the following amendments:

- Reduce the amount for The Penelekut Council from \$2,500 to \$2,000
 - Reduce the amount for Patricia Blanchard from \$3,000 to \$2,500
- for a total amount of \$4,500

CARRIED

MOVED by Commissioner Corno, SECONDED by Commissioner Webster,

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

1. Approve the Grant-in-Aid applications to the applicants listed in Appendix A as amended, in the amount of \$40,000; and
2. Approve the Grant-in-Aid applications to the applicants listed in Appendix B as amended in the amount of \$4,500 subject to the application changes listed under Table 5.

CARRIED

7.2.a. Housing Now HomeShare Registry Project

MOVED by Director Holman, **SECONDED** by Commissioner Corno,
The Salt Spring Island Local Community Commission approved a \$23,724
contract with the Southern Gulf Islands Community Resource Centre for a
Housing Now HomeShare Registry for Salt Spring Island.

CARRIED

MOVED by Director Holman, **SECONDED** by Commissioner Webster,
That consideration of agenda item 7.3. be move after agenda item 7.5.

CARRIED

7.4. Mount Maxwell Community Park

Discussion ensued regarding the “What We Heard” report update from the
Mount Maxwell Community Park.

7.5. Ganges Hill Project

Discussion ensued regarding the progress of the Ganges Hill Road Resurfacing
project.

MOVED by Director Holman, **SECONDED** by Commissioner Webster,
That consideration of agenda item 8.2. and agenda item 8.3. be postponed to the
June 19th meeting.

CARRIED

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

CARRIED

MOVED by Commissioner Corno, **SECONDED** by Director Holman,
That consideration of agenda item 7.3. be move before agenda item 9.

CARRIED

8. Notice(s) of Motion

8.1. Motion with Notice: Drake Road Licence of Occupation (D. Holman)

MOVED by Director Holman, **SECONDED** by Commissioner Corno,
That the CRD SSI Electoral Area Director and staff explore possibilities for a
Licence of Occupation or similar arrangement allowing for location of the Hearth
on CRD Housing's Drake Road property in proximity to the supported housing
facility

Director Holman amended the motion.

"That the CRD SSI Electoral Area Director and staff explore possibilities for a
Licence of Occupation or similar arrangement allowing for location of a
Neighbourhood House on CRD Housing's Drake Road property (PID
028-848-870) in proximity to the supported housing facility."

The question was called on the Motion with Notice as amended

**That the CRD SSI Electoral Area Director and staff explore possibilities for a
Licence of Occupation or similar arrangement allowing for location of a
Neighbourhood House on CRD Housing's Drake Road property (PID 028-848-870) in
proximity to the supported housing facility.**
CARRIED

8.4. Motion with Notice: Repaving and Intersection Advocacy (B. Webster)

**MOVED by Commissioner Webster, SECONDED by Commissioner Corno,
That the Salt Spring Island Local Community Commission (LCC) write to the B.C.
Minister of Transportation and Transit requesting:**

- 1. In order to enhance road safety, increase active transportation options and support expanded public transit along Salt Spring Island's primary north-south transportation corridor, that the Ministry place a high priority on repaving and widening paved shoulders on Fulford-Ganges Road from Cranberry Road to the planned Blackburn/Cusheon Bridge.**
- 2. In order to improve safety, reduce congestion and enable planning for other projects in the Ganges core, undertake an options study of long-term solutions to the intersection of Fulford-Ganges Road and Lower Ganges Road on Salt Spring Island.**

Commissioner Webster amended the Motion with Notice

"That the Salt Spring Island Local Community Commission (LCC) recommend that Capital Regional District Board Chair to write to the B.C. Minister of Transportation and Transit requesting:

1. In order to enhance road safety, increase active transportation options and support expanded public transit along Salt Spring Island's primary north-south transportation corridor, that the Ministry place a high priority on repaving and widening paved shoulders on Fulford-Ganges Road from Cranberry Road to the planned Blackburn/Cusheon Bridge.
2. In order to improve safety, reduce congestion and enable planning for other projects in the Ganges core, undertake an options study of long-term solutions to the intersection of Fulford-Ganges Road and Lower Ganges Road on Salt Spring Island."

The question was called on the Motion with Notice as amended

**That the Salt Spring Island Local Community Commission (LCC) recommend that
Capital Regional District Board Chair to write to the B.C. Minister of
Transportation and Transit requesting:**

- 1. In order to enhance road safety, increase active transportation options and support expanded public transit along Salt Spring Island's primary north-south transportation corridor, that the Ministry place a high priority on repaving and widening paved shoulders on Fulford-Ganges Road from Cranberry Road to the planned Blackburn/Cusheon Bridge.**
- 2. In order to improve safety, reduce congestion and enable planning for other projects in the Ganges core, undertake an options study of long-term solutions to the intersection of Fulford-Ganges Road and Lower Ganges Road on Salt Spring Island.**

CARRIED

8.5. Notice of Motion: Preliminary Bylaw Enforcement Funding (B. Corno)

Commissioner Corno proposed the following Notice of Motion for consideration at the June 5th meeting:

“That the Salt Spring Local Community Commission consider additional funding for bylaw enforcement in 2026 such that a bylaw officer can be employed 5 days per week on Salt Spring Island.”

Commissioner Corno proposed the following Notice of Motion for consideration at the June 5th meeting:

“That the Salt Spring Local Community Commission consider additional funding for bylaw enforcement in 2026 such that a bylaw officer can be employed 5 days per week on Salt Spring Island.”

8.6. Notice of Motion: Artspring Lot Additional Parking (B. Corno)

Commissioner Corno proposed the following Notice of Motion for consideration at the June 5th meeting:

“That the Salt Spring Local Community Commission begin exploring the potential for the park east of the Artspring parking lot for additional parking space creation.”

8.7. Notice of Motion: Preliminary Small Craft Harbour Funding (B. Corno)

Commissioner Corno proposed the following Notice of Motion for consideration at the June 5th meeting:

“That the Salt Spring Local Community Commission increase the transfer to capital reserves for the Small Craft Harbour Facilities service by 50,000.”

**MOVED by Commissioner Corno, SECONDED by Director Holman,
That the agenda be amended to add agenda item 8.8. Motion with Notice
Preliminary Salt Spring Island Arts Service Funding.
CARRIED**

8.8. Motion with Notice: Preliminary Salt Spring Island Arts Service Funding (B. Webster)

MOVED by Commissioner Webster,
That the Salt Spring Island Local Community Commission (LCC) directs staff to prepare the 1.299 Salt Spring Island Arts preliminary five-year financial plan by increasing the requisition for 2026 by five per cent for the Arts Centre Society and Gulf Islands Community Arts Council rather than the 12 per cent increase that was previously included in the financial plan.
WITHDRAWN

The Commission recessed at 12:18 pm.

The Commission reconvened at 1:01 pm

7.3. SD64 and CRD Special Joint Meeting

Discussion ensued regarding the agreements between Southern Gulf Islands School District 64 and the SSI CRD.

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 negotiations that could reasonably be expected to harm the interest of the Electoral Area under Section 90(1)(k) of the Community Charter [2 items].
CARRIED

The Salt Spring Island Local Community Commission returned to the closed session at 2:05pm.

The Salt Spring Island Local Community Commission rose from its closed session at 3:15pm without report.

10. Adjournment

MOVED by Commissioner Corno, SECONDED by Commissioner Webster,
That the Local Community Commission adjourn the meeting at 03:15pm.
CARRIED

CHAIR

SENIOR MANAGER