

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

Thursday, May 21, 2026

9:00 AM

SIMS Boardroom
124 Rainbow Road
Salt Spring Island BC

[MS Teams Meeting Link](#)

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. Adoption of Minutes

3.1. [26-0583](#) Minutes of April 16, 2026 Salt Spring Island Local Community Commission

Recommendation: That the minutes of the April 16, 2026 meeting be adopted as circulated.

Attachments: [Mintues: April 16, 2026](#)

4. Chair, Director, and Commissioner Reports

5. Senior Manager Report

6. Presentations/Delegations

Delegations will have the option to participate electronically. Please complete the online application for "Addressing the Salt Spring Island Local Community Commission" on our website and staff will respond with details. Requests must be received no later than 4:30 p.m. two calendar days prior to the meeting.

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

6.1. Presentations

6.2. Delegations

- 6.2.1. [26-0584](#) Delegation: Kristin Peebles and Tim Hiltz, Salt Spring Island Foundation
Re: Item 7.1. Salt Spring Island Electoral Area 2026 Grant-In-Aid
Application - Spring Intake

Attachments: [Delegation Request: SSI Foundation, May 13, 2026](#)
[Background: Grants-in-Aid Spring 2026 Committee Recommendations](#)

7. Commission Business

- 7.1. [26-0585](#) Salt Spring Island Electoral Area 2026 Grant-In-Aid Application - Spring
Intake

Recommendation: That the Salt Spring Island Local Community Commission:

1. Approve the Grant-in-Aid applications to the applicants listed in Appendix A, in the amount of \$50,317; and
2. Approve the Grant-in-Aid applications to the applicants listed in Appendix B in the amount of \$7,839.20 subject to the application changes listed under Table 5.

Attachments: [Staff Report: Salt Spring Island Electoral Area 2026 Grant-In-Aid Application - S](#)
[Appendix A: Salt Spring Island 2026 Grant-In-Aid Spring Intake Application](#)
[Appendix B: Salt Spring Island 2026 Grant-In-Aid Spring Intake Application](#)
[Appendix C: GIA – 2026 Spring Intake Applications](#)

- 7.2. [26-0587](#) Salt Spring Island Local Community Commission's External Grants -
Spring 2026

Recommendation: There is no recommendation. This report is for information only.

Attachments: [Staff Report: Salt Spring Island Local Community Commission's External Grants](#)
[Appendix A: 2026 SSI External Grants Tracker Spring](#)

- 7.3. [26-0588](#) Ganges Fire Hall Project Charter - Consultation

Recommendation: That the Salt Spring Island Local Community Commission approve the Ganges Fire Hall Repurpose Project Charter (Appendix A) and authorize staff to proceed with the project as outlined, including community and First Nations engagement and associated assessments, within the approved project budget.

Attachments: [Staff Report: Ganges Fire Hall Project Charter - Consultation](#)
[Appendix A: Ganges Fire Hall Repurpose Project Charter](#)

7.4. [26-0589](#) Synthetic Ice Rink Donation

Recommendation: That the Salt Spring Island Local Community Commission identifies Portlock Park as the preferred site for a temporary installation of the synthetic ice rink and direct staff to report back on detailed costs associated with installation and operation as well as potential funding partners and a recommended operating model.

Attachments: [Staff Report: Synthetic Ice Rink Donation](#)
[Appendix A: Salt Spring Island Health Living Society Community Rink Presentat](#)
[Appendix B: Portlock Park Site Rendering](#)
[Appendix C: Salt Spring Island Strategic Plan Decision Making Framework](#)

7.5. [26-0590](#) Integrated Housing Strategy Action Plan- Long List

Recommendation: There is no recommendation, this report is for information only.

Attachments: [Staff Report: Integrated Housing Strategy Action Plan- Long List](#)
[Appendix A: Salt Spring Island Housing Action Long List-Draft](#)
[Appendix B: SSI Integrated Housing Strategy- What we Learned Memo](#)
[Appendix C: SSI Integrated Housing Strategy- Background Analysis](#)

8. Notice(s) of Motion

8.1. [26-0539](#) Motion with Notice: Increase Economic Development Operating Reserve (B. Webster)

Recommendation: [At the April 16, 2026 Salt Spring Local Community Commission meeting, the following notice was read by Commissioner Webster into record to be discussed at a following meeting:]

That the Salt Spring Island Local Community Commission directs staff to prepare the 1.124 Salt Spring Economic Development Preliminary Five-Year Financial Plan by increasing the transfer to the Operating Reserve from \$7,460 to \$30,000 in 2027.

8.2. [26-0540](#) Motion with Notice: Increase Economic Development Project Cost Budget (B. Webster)

Recommendation: [At the April 16, 2026 Salt Spring Local Community Commission meeting, the following notice was read by Commissioner Webster into record to be discussed at a following meeting:]

That the Salt Spring Island Local Community Commission directs staff to prepare the 1.124 Salt Spring Island Economic Development Preliminary Five-Year Financial Plan by increasing Project Costs from \$51,716 to \$60,000 in 2027 as an ongoing supplementary item funded by requisition.

8.3. [26-0550](#) Motion with Notice: Transit Expansion APP Funding (B. Webster)

Recommendation: [At the April 16, 2026 Salt Spring Local Community Commission meeting, the following notice was read by Commissioner Webster into record to be discussed at a following meeting:]

That the Salt Spring Island Local Community Commission directs staff to prepare the 1.238A Salt Spring Island Community Transit Preliminary Five-Year Financial Plan by adding \$20,000 for alternative approval process for service expansion in 2027, funded by a one-time transfer from the Operating Reserve Fund.

8.4. [26-0553](#) Motion with Notice: Bus Parking & Charging Facility Project (B. Webster)

Recommendation: [At the April 16, 2026 Salt Spring Local Community Commission meeting, the following notice was read by Commissioner Webster into record to be discussed at a following meeting:]

That the Salt Spring Island Local Community Commission directs staff to prepare the 1.238A Salt Spring Island Community Transit Preliminary Five-Year Capital Plan by adding a project for the implementation of a facility for bus parking and electric bus charging in 2028, funded by grant/reserves.

8.5. [26-0554](#) Motion with Notice: Centennial/Grace Point Boardwalk Project Funding (B. Webster)

Recommendation: [At the April 16, 2026 Salt Spring Local Community Commission meeting, the following notice was read by Commissioner Webster into record to be discussed at a following meeting:]

That the Salt Spring Island Local Community Commission directs staff to prepare the 1.45X Salt Spring Island Parks & Recreation Services Preliminary Five-Year Capital Plan by revising project 25-02 to include the full Centennial / Grace Point boardwalk upgrade project to be carried out in 2029, funded 70 per cent by grant, 20 per cent by debt and ten per cent through a transfer from the Capital Reserve Fund.

8.6. [26-0557](#) Motion with Notice: LCC Membership in UBCM (E. Rook)

Recommendation: [At the April 16, 2026 Salt Spring Local Community Commission meeting, the following notice was read by Commissioner Rook into record to be discussed at a following meeting:]

That the Salt Spring Island Local Community Commission directs staff to report on options for obtaining full participatory membership for the LCC in the Union of BC Municipalities (UBCM), either as a stand alone or in conjunction with other SSI elected bodies and include the initial and ongoing costs in the appropriate budget, funded by requisition.

8.7. [26-0558](#) Motion with Notice: LCC Membership in AVICC (E. Rook)

Recommendation: [At the April 16, 2026 Salt Spring Local Community Commission meeting, the following notice was read by Commissioner Rook into record to be discussed at a following meeting:]

That the Salt Spring Island Local Community Commission directs staff to report on options for obtaining full participatory membership for the LCC in the Association of Vancouver Island and Coastal Communities (AVICC), either as a stand alone or in conjunction with other SSI elected bodies and include the initial and ongoing costs in the appropriate budget, funded by requisition.

8.8. [26-0600](#) Motion with Notice: Review of Reversal of Transit Route 7 (Director Holman)

Recommendation: [At the April 16, 2026 Salt Spring Local Community Commission meeting, the following notice was read by Director Holman into record to be discussed at a following meeting:]

"That staff provide a report regarding the possible reversal of #7 transit route."

9. Motion to Close Meeting

9.1. [26-0601](#) Motion to Close Meeting

- Recommendation:**
1. That the meeting be closed for Proposed Service and Contract Negotiations in accordance with Section 90(1)(k) of the Community Charter. [1 Item]
 2. That the meeting be closed for Land Acquisition/Disposition in accordance with Section 90(1)(e) of the Community Charter. [1 Item]
 3. That such disclosures could reasonably be expected to harm the interests of the Regional District. [2 Item]

10. Adjournment

NEXT MEETING:

-Thursday, May 28, 2026 at 1:00PM Special Joint LTC in the Salt Spring Island Multi Space (SIMS) Boardroom, 124 Rainbow Road, Salt Spring Island, BC V8K 2V5

-Thursday, June 11, 2026 at 5:00PM in the Salt Spring Island Multi Space (SIMS) Boardroom, 124 Rainbow Road, Salt Spring Island, BC V8K 2V5

Meeting Minutes - Draft

Salt Spring Island Local Community Commission

Thursday, April 16, 2026

9:00 AM

SIMS Boardroom
124 Rainbow Road
Salt Spring Island BC

PRESENT

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

STAFF: S. Henderson, General Manager, Electoral Area Services; D. Ovington, Senior Manager, SSI Administration; K. Bittorf, Manager, SSI Parks and Recreation; M. Williamson, Committee Clerk, SSI Administration (Recorder)

GUESTS: J. Giddings, SSI Healthy Living Society; J. Lannan, SSI Chamber of Commerce

EP- Electronic Participation

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

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

1. Territorial Acknowledgement

Commissioner Rook provided a Territorial Acknowledgement.

2. Approval of Agenda

MOVED by Commissioner Webster, **SECONDED** by Commissioner Corno,
That agenda for the April 16, 2026, meeting of the Local Community Commission
be approved as amended by moving consideration of agenda item 6.2. before
agenda item 6.1.
CARRIED

3. Adoption of Minutes

3.1. Minutes of March 19, 2026 Salt Spring Island Local Community Commission

MOVED by Director Holman, **SECONDED** by Commissioner Baker,
That the minutes of the March 19, 2026 meeting be adopted as circulated.
CARRIED

4. Chair, Director, and Commissioner Reports

Commissioner Webster spoke of the Building Our Community Together event.

Commissioner Baker spoke regarding:

- Harbours Workshop
- Laundromat operations
- Ask Salt Spring

Director Holman spoke regarding:

- CRD Geese Management program on SSI
- Noise Bylaw review
- Property information request fee increase
- Rainwater storage tank rebate
- CRD composting bylaw Burgoyne facility exemption
- SSI Regional Trail Project

Commissioner Rook spoke of the Harbours Workshop.

5. Senior Manager Report

K. Bittorf provided information regarding the annual maintenance closure of the Rainbow Recreation Centre pool.

S. Henderson spoke regarding:

- New bus shelter ribbon cutting
- BC Transit Betterments Grant application for Ganges Shelter
- Crosswalk grant funding review
- Harbours Workshop
- Building inspection contractor open house

6. Presentations/Delegations

6.2. Delegations

6.2.1. Delegation: Jenny McClean; SSI Resident; Re: Agenda Item 7.4. Rainbow Recreation Centre Pool Use

J. McClean spoke to agenda 7.4.

6.1. Presentations

6.1.1. Presentation: Jesse Giddings, Salt Spring Island Healthy Living Society
Re: Proposal- Donated Synthetic Ice Rink for Salt Spring Island

J. Giddings spoke regarding a proposal for a synthetic ice rink on Salt Spring Island.

**MOVED by Director Holman, SECONDED by Commissioner Baker,
That the proposal for a synthetic ice rink on Salt Spring Island be referred staff to
report back with additional information.
CARRIED**

6.1.2. Presentation: Jennifer Lannan, SSI Chamber of Commerce Re: Funding
the VIC and Beautification Projects

J. Lannan spoke regarding a proposal for funding a Ganges Village
beautification project.

**MOVED by Director Holman, SECONDED by Commissioner Webster,
That staff work with the SSI Chamber of Commerce to refine the proposal and
define Salt Spring Island Local Community Commission authority, potential
further funders, potential for additional phasing, and define responsibility for
ongoing cost.
CARRIED**

7. Commission Business

7.1. Project Tracker Quarterly No. 22, 2026

This report was received for information.

Discussion ensued regarding progress with ongoing projects under SSI
Administration.

7.2. Motion Tracker Quarterly

This report was received for information.

7.3. Ganges Crosswalk Project - Draft Crosswalk Analysis

**MOVED by Commissioner Baker, SECONDED by Commissioner Webster,
That the Salt Spring Island Local Community Commission approves the Ganges
Crosswalk Project - Draft Crosswalk Analysis Report as presented in Appendix A.
CARRIED**

7.4. Rainbow Recreation Centre Pool Use

Discussion ensued regarding low-income accessible shower spaces and
programs on Salt Spring Island.

8. Notice(s) of Motion

8.1. Notice of Motion: Increase Reserve Transfers for Services (B. Webster)

Commissioner Webster proposed the following Notice of Motion for consideration at the May 14, 2026 meeting:

“That the Salt Spring Island Local Community Commission (LCC) directs staff to prepare provisional LCC budgets for all services by increasing transfers to reserves to meet CRD reserve balance guidelines and ensure there will be sufficient funding to support projects in the Five-Year Financial Plan.”

8.2. Notice of Motion: Increase Grants-in-Aid Funding 2027 (B. Webster)

Commissioner Webster proposed the following Notice of Motion for consideration at the May 14, 2026 meeting:

“That the Salt Spring Island Local Community Commission directs staff to prepare the 1.116 Salt Spring Island Grants in Aid Preliminary Five-Year Financial Plan by increasing Grants in Aid from \$70,090 to \$80,000 in 2027 as an ongoing supplementary item funded by requisition.”

8.3. Notice of Motion: Increase Economic Development Operating Reserve (B. Webster)

Commissioner Webster proposed the following Notice of Motion for consideration at the May 14, 2026 meeting:

“That the Salt Spring Island Local Community Commission directs staff to prepare the 1.124 Salt Spring Economic Development Preliminary Five-Year Financial Plan by increasing the transfer to the Operating Reserve from \$7,460 to \$30,000 in 2027.”

8.4. Notice of Motion: Increase Economic Development Project Cost Budget (B. Webster)

Commissioner Webster proposed the following Notice of Motion for consideration at the May 14, 2026 meeting:

“That the Salt Spring Island Local Community Commission directs staff to prepare the 1.124 Salt Spring Island Economic Development Preliminary Five-Year Financial Plan by increasing Project Costs from \$51,716 to \$60,000 in 2027 as an ongoing supplementary item funded by requisition.”

8.5. Notice of Motion: Increase Library Contribution in 2027 (B. Webster)

Commissioner Webster proposed the following Notice of Motion for consideration at the May 14, 2026 meeting:

“That the Salt Spring Island Local Community Commission directs staff to prepare the 1.141 Salt Spring Island Public Library Preliminary Five-Year Financial Plan by increasing Contributions to Library to by five per cent in 2027, funded by requisition.”

8.6. Notice of Motion: Transit Expansion APP Funding (B. Webster)

Commissioner Webster proposed the following Notice of Motion for consideration at the May 14, 2026 meeting:

“That the Salt Spring Island Local Community Commission directs staff to prepare the 1.238A Salt Spring Island Community Transit Preliminary Five-Year Financial Plan by adding \$20,000 for alternative approval process for service expansion in 2027, funded by a one-time transfer from the Operating Reserve Fund.”

8.7. Notice of Motion: Bus Parking & Charging Facility Project (B. Webster)

Commissioner Webster proposed the following Notice of Motion for consideration at the May 14, 2026 meeting:

“That the Salt Spring Island Local Community Commission directs staff to prepare the 1.238A Salt Spring Island Community Transit Preliminary Five-Year Capital Plan by adding a project for the implementation of a facility for bus parking and electric bus charging in 2028, funded by grant/reserves.”

8.8. Notice of Motion: Centennial/Grace Point Boardwalk Project Funding (B. Webster)

Commissioner Webster proposed the following Notice of Motion for consideration at the May 14, 2026 meeting:

“That the Salt Spring Island Local Community Commission directs staff to prepare the 1.45X Salt Spring Island Parks & Recreation Services Preliminary Five-Year Capital Plan by revising project 25-02 to include the full Centennial / Grace Point boardwalk upgrade project to be carried out in 2029, funded 70 per cent by grant, 20 per cent by debt and ten per cent through a transfer from the Capital Reserve Fund. ”

8.9. Notice of Motion: LCC Membership in UBCM (E. Rook)

Commissioner Rook proposed the following Notice of Motion for consideration at the May 14, 2026 meeting:

“That the Salt Spring Island Local Community Commission directs staff to report on options for obtaining full participatory membership for the LCC in the Union of BC Municipalities (UBCM), either as a stand alone or in conjunction with other SSI elected bodies and include the initial and ongoing costs in the appropriate budget, funded by requisition.”

8.10. Notice of Motion: LCC Membership in AVICC (E. Rook)

Commissioner Rook proposed the following Notice of Motion for consideration at the May 14, 2026 meeting:

“That the Salt Spring Island Local Community Commission directs staff to report on options for obtaining full participatory membership for the LCC in the Association of Vancouver Island and Coastal Communities (AVICC), either as a stand alone or in conjunction with other SSI elected bodies and include the initial and ongoing costs in the appropriate budget, funded by requisition.”

8.11. Notice of Motion: Centennial/Grace Point Boardwalk Project Funding (B. Webster)

Commissioner Rook proposed the following Notice of Motion for consideration at the May 14, 2026 meeting:

“That the Salt Spring Island Local Community Commission directs staff to ensure that there are sufficient funds, in a separate line item, in the appropriate budget/service to fund a local referendum for any purpose [i.e. approval for borrowing, reallocation of authority, or a new service] should one be needed in 2027 and to retain and replenish such funds on an ongoing basis throughout the Preliminary Five-Year Financial Plan, funded by requisition.”

8.12. Notice of Motion: Review of Reversal of Transit Route 7 (G. Holman)

Director Holman proposed the following Notice of Motion for consideration at the May 21, 2026 meeting:

“That staff provide a report regarding the possible reversal of #7 transit route.”

8.13. Notice of Motion: Letter of Support Burgoyne Composter (G. Holman)

Director Holman proposed the following Notice of Motion for same day consideration:

“That the Salt Spring Island Local Community Commission write a letter of support of the rezoning of the Burgoyne composter site to allow for the sale of products off-site.”

**MOVED by Director Holman, SECONDED by Commissioner Corno,
That same day consideration be applied to the Notice of Motion.
CARRIED**

**MOVED by Director Holman, SECONDED by Commissioner Corno,
That the Salt Spring Island Local Community Commission write a letter of support of the rezoning of the Burgoyne composter site to allow for the sale of products off-site.
CARRIED**

9. Adjournment

**MOVED by Director Holman, SECONDED by Commissioner Corno,
That the Salt Spring Island Local Community Commission adjourn the meeting at 11:46am.
CARRIED**

CHAIR

SENIOR MANAGER

From: Capital Regional District <noreply@crd.bc.ca>

Sent: Wednesday, May 13, 2026 1:49 PM

To: Legserv <Legserv@crd.bc.ca>

Subject: New Submission from Addressing the CRD Board & Committees webform - Submission #126 SID #54075

Submitted on Wed, 05/13/2026 - 1:49pm

Submitted by: Anonymous

Submitted values are:

Name

Kristin Peebles

I represent

Salt Spring Island Foundation, Grants-in-Aid Committee

Telephone

[2505378305](tel:2505378305)

Email address

admin@ssifoundation.ca

Municipality/Electoral Area in which you reside

[Salt Spring Island](#)

I wish to address

[Salt Spring Island Local Community Commission](#)

Meeting Date

2026-05-21

Agenda Item

Spring Grant-in-Aid

My reason(s) for appearing (is/are) and the substance of my presentation is as follows:

To present the Grants-in-Aid Committee recommendations along with Committee Member Tim Hiltz.

I will attend the meeting

In person

I will have a PowerPoint or video presentation and will submit it at least 24 hours in advance of the meeting.

No

I understand

Yes

Grants-in-Aid Spring 2026 Committee Recommendations							Notes
ORGANIZATION	PROJECT DESCRIPTION	REQUEST AMOUNT	RECOMMENDED AMOUNT	YES	HOLD	NO	
Bandemonium Music Society (Charity)	Support for 3 Performances	\$1,000.00	\$1,000.00	\$1,000.00			Committee recommends proceeding with full amount requested.
Beaver Point Community Hall (Charity)	New Stove & Ventilation Hood	\$5,000.00	\$5,000.00	\$5,000.00			Committee recommends proceeding with full amount requested.
Diverse & Inclusive Salt Spring Island (DAISSI)	Salt Spring Pride 2026	\$9,000.00	\$9,000.00	\$9,000.00			Committee recommends proceeding with full amount requested.
Salt Spring Island Farmland Trust (Charity)	Composting System Assessment & Feasibility Study	\$5,000.00	\$0.00			\$5,000.00	Committee recommends declining request and considering if there are alternative funding sources that are a better fit for this kind of request.
Salt Spring Island Farmland Trust (Charity)	Indigenous Peoples Weekend	\$5,000.00	\$5,000.00		\$5,000.00		Committee recommends placing a hold on the funding for this request pending a partnership with an organization better aligned with the goals of the Indigenous Peoples Weekend.
Graffiti Theatre Society (Charity)	Convergence Festival	\$3,500.00	\$3,500.00	\$3,500.00			Committee recommends proceeding with full amount requested.
Lookout Housing & Health Society	On-site Community Garden	\$3,817.00	\$0.00			\$3,817.00	Committee recommends declining request and providing feedback to the applicant that Salt Spring based financials were needed to determine financial need.
Salish Sea Inter-Island Transportation Society	Tour des Îles Festival	\$5,000.00	\$5,000.00	\$5,000.00			Committee recommends proceeding with full amount requested.
Salt Spring Community Hall Society	New Roof	\$5,000.00	\$10,000.00	\$10,000.00			Committee recommends proceeding with full amount requested at a minimum. However, the committee also suggests that consideration is given to either increasing the amount to \$10,000 to help kick off fundraising for the project and/ or reviewing amount raised and providing additional support in the fall Grants-in-Aid cycle.
StageCoach School for the Performing Arts (Charity)	Film Program Equipment	\$9,800.00	\$9,800.00	\$9,800.00			Committee recommends proceeding with the grant subject to consideration of the amount (suggested \$4,500-\$5000).
Salt Spring Minor Baseball Association	Purchase of Field Tarp for new Softball Hydro Field	\$2,839.20	\$2,839.00	\$2,839.00			Committee recommends proceeding with full amount requested, subject to the receipt of budget estimate.
Salt Spring Groove Photo Arts Association	Exhibition in support of Summer Artcraft	\$1,000.00	\$0.00			\$1,000.00	The Committee recommends declining the grant based on limited audience.
Copper Kettle Community Partnership	Gift Card Program	\$5,000.00	\$5,000.00	\$5,000.00			Committee recommends proceeding with full amount requested.
	Total Requested	\$60,956.20	\$56,139.00	\$51,139.00	\$5,000.00	\$9,817.00	



Making a difference...together

**REPORT TO SALT SPRING ISLAND LOCAL COMMUNITY COMMISSION
MEETING OF THURSDAY, MAY 21, 2026**

SUBJECT **Salt Spring Island Electoral Area 2026 Grant-In-Aid Application – Spring Intake**

ISSUE

The purpose of this report is to review the Spring 2026 Grant-In-Aid (GIA) application submissions for the Salt Spring Island Electoral Area.

BACKGROUND

The Capital Regional District's (CRD) GIA Program are one-time grants to fund special projects and activities, awarded to community non-profit organizations who deliver projects benefiting electoral areas (Juan de Fuca, Salt Spring Island and Southern Gulf Islands) that are not already funded by requisition.

Funding may be provided to non-profit organizations or community groups that are considered to contribute to the general interests, wellbeing, and advantage of the community. This governance framework ensures that public funds are allocated transparently, equitably, and in alignment with the CRD's mandate and the priorities of each electoral area.

In 2023, the Salt Spring Island Local Community Commission (LCC) directed staff to establish two annual GIA intake periods, one in the spring and one in the fall, to better support community organizations and provide predictable funding windows. This structured intake process helps ensure consistent evaluation, accountability, and alignment with community needs.

ALTERNATIVES

Alternative 1

That the Salt Spring Island Local Community Commission:

1. Approve the Grant-in-Aid applications to the applicants listed in Appendix A in the amount of \$50,317; and
2. Approve the Grant-in-Aid application to the applicants listed in Appendix B in the amount of \$7,839.20 subject to the application change listed under Table 5.

Alternative 2

That the Salt Spring Island Local Community Commission:

1. Approve the Grant-in-Aid applications to the applicants listed in Appendix A with specific direction on amendments; and
2. Approve the Grant-in-Aid application to the applicants listed in Appendix B with specific direction on amendments subject to the application change listed under Table 5.

Alternative 3

That the Salt Spring Island Local Community Commission refer the Grant-in-Aid applications back to staff for more information.

IMPLICATIONS

Financial Implications

The approved 2026 Grant-in-Aid (GIA) budget for the Salt Spring Island Electoral Area is \$90,230.

Table 1: Salt Spring Island 2026 Grant-In-Aid Overall Summary

2026 GIA Overall Summary	Budget
SSI	\$70,230
SSI Foundation Donation	\$20,000
Total Budget	\$90,230

The Transition Salt Spring Society application was brought forward ahead of the GIA Spring Intake at the direction of the LCC.

Table 2: Salt Spring Island Grant-in-Aid Awarded for 2026

2026 Project Summary		
Applicant	Project Title	Award
Transition Salt Spring Society	To organize the collection and chipping of invasive plants in spring 2026.	\$ 3,500
GIA Total		\$ 3,500

CRD Salt Spring Island Electoral Area staff recommend that the total Grants-in-Aid budget be allocated using a 70/30 split between the Spring and Fall intake periods. After awarding \$3,500 to the Transition Salt Spring Society, the remaining balance for the Spring Intake is \$59,661.

Table 3: Salt Spring Island 2026 Grant-In-Aid Spring Intake Summary

2026 GIA Spring Intake Summary	Core GIA		
	Budget	Spent	Remaining
SSI (\$)	\$63,161	\$3,500	\$59,661

The Salt Spring Island 2026 Grant-In-Aid Application Summary lists GIA application submissions received by April 17, 2026, intake deadline.

Table 4: Salt Spring Island Eligible 2026 Grant-In-Aid Application Summary – Spring Intake
2026 Grant-In-Aid Application - Spring Intake

Applicant	Project Title	Amount Requested	Guideline \$5,000 Max
Beaver Point Hall Community Association	Equipment replacement of electronic ignition propane stove and ventilation hood installation.	\$5,000	\$5,000
Bandemonium Music Society	Assistance with the costs associated with three performances (two concerts, one dance)	\$1,000	\$1,000
Copper Kettle Community Partnership	To purchase Country Grocer gift cards.	\$5,000	\$5,000

Applicant	Project Title	Amount Requested	Guideline \$5,000 Max
DAISSI Diverse and Inclusive Salt Spring Island	SS Pride 2026 Community Special Events	\$9,000	\$5,000
Graffiti Theatre	Convergence Festival (expanded to 1.5 days) Community Event	\$3,500	\$3,500
Lookout Housing and Health Society	On-site Community Garden	\$3,817	\$3,817
Salish Sea Inter-Island Transportation Society	Support the Tour des Iles 2026 2-day festival	\$5,000	\$5,000
Salt Spring Community Hall Society	Re-roofing the Hall & rebuilding roof structure on the two flat roofs.	\$5,000	\$5,000
Salt Spring Community Services Arts Grants	Publicly assessable photographic exhibition celebrating Salt Spring Island's live music culture.	\$1,000	\$1,000
Salt Spring Island Farmland Trust Society	Indigenous engagement & collaboration with organizing Indigenous Peoples Weekend on June 19-21, 2026.	\$5,000	\$5,000
Salt Spring Island Farmland Trust Society	One-year on-site assessment of Burgoyne Valley Community Farm Composting system.	\$5,000	\$5,000
SSI Community Services Art Grants (Art Craft)	SS Groove Photo Arts Association publicly accessible photographic exhibition.	\$1,000	\$1,000
Stagecoach School for the Performing Arts	Upgrade of tools and technology for the Film Department within the Performing Arts School.	\$9,800	\$5,000
Spring Intake 2026 GIA Total		\$59,117	\$50,317

Patricia Blanchard

The purpose of this application is to support a liveaboard-led beach and harbour cleanup and safety initiative. The CRD Corporate Grants Department advised that the Grants-in-Aid (GIA) application would be considered eligible, subject to resubmission by an eligible society or non-profit agency, as GIAs are intended for non-profit agencies and societies, not governments.

Salt Spring Island Minor Baseball Association

The purpose of this application is to purchase tarps to help maintain field quality, reduce maintenance demands, and support safe field use. The CRD Corporate Grants Department advised that the Grants-in-Aid (GIA) application would be considered eligible, subject to the submission of a budget estimate.

Table 5: Salt Spring Island Eligible 2026 Grant-In-Aid Application Summary – Spring Intake – Other

2026 Grant-In-Aid Application – Spring Intake – Other		
Applicant	Project Title	Award
Patricia Blanchard	Liveaboard-Led Beach & Harbor Cleanup and Safety Initiative	\$5,000
Salt Spring Island Minor Baseball Association	The purchase of tarps that will maintain field quality, reduce maintenance demands and support safe field use.	\$2,839.20
GIA Total		\$7,839.20

Sufficient funds exist to approve all applications, leaving a remaining balance of \$1,504.80

Table 6: Post Approval Funds Remaining

2026 GIA Overall Summary	Core GIA			
	Budget	Spent	Spring Intake	Remaining Funds
SSI (\$)	\$63,161	\$3,500	\$58,156.20	\$1,504.80

RECOMMENDATION

That the Salt Spring Island Local Community Commission:

1. Approve the Grant-in-Aid applications to the applicants listed in Appendix A in the amount of \$50,317; and
2. Approve the Grant-in-Aid application to the applicants listed in Appendix B in the amount of \$7,839.20 subject to the application change listed under Table 5.

Submitted by:	Dan Ovington, BBA Senior Manager, Salt Spring Island Administration
Concurrence	Stephen Henderson, MBA, PG.Dip.Eng. BSc, General Manager of Electoral Area Services Department

- Appendix A: Salt Spring Island 2026 Grant-In-Aid Spring Intake Application – Approval Recommended
 Appendix B: Salt Spring Island 2026 Grant-In-Aid Spring Intake Application – Approval Recommended / Subject to Changes
 Appendix C: GIA – 2026 Spring Intake Applications



Making a difference...together

**Appendix A: Salt Spring Island 2026 Grant-In-Aid Spring Intake Application
– Approval Recommended**

Grant-In-Aid Spring Intake Application – Approval Recommended		
Applicant	Project Title	*Recommended Grant (\$)
Beaver Point Hall Community Association	Equipment replacement of electronic ignition propane stove and ventilation hood installation.	\$5,000
Bandemonium Music Society	Assistance with the costs associated with three performances (two concerts, one dance)	\$1,000
Copper Kettle Community Partnership	To purchase Country Grocer gift cards.	\$5,000
DAISSI Diverse and Inclusive Salt Spring Island	SS Pride 2026 Community Special Events	\$5,000
Graffiti Theatre	Convergence Festival (expanded to 1.5 days) Community Event	\$3,500
Lookout Housing and Health Society	On-site Community Garden	\$3,817
Salish Sea Inter-Island Transportation Society	Support the Tour des Iles 2026 2-day festival	\$5,000
Salt Spring Community Hall Society	Re-roofing the Hall & rebuilding roof structure on the two flat roofs.	\$5,000
Salt Spring Island Farmland Trust Society	Indigenous engagement & collaboration with organizing Indigenous Peoples Weekend on June 19-21, 2026.	\$5,000
Salt Spring Island Farmland Trust Society	One-year on-site assessment of Burgoyne Valley Community Farm Composting system.	\$5,000
SSI Community Services Art Grants (Art Craft)	SS Groove Photo Arts Association publicly accessible photographic exhibition.	\$1,000
Stagecoach School for the Performing Arts	Upgrade of tools and technology for the Film Department within the Performing Arts School.	\$5,000
Spring Intake 2026 GIA Total		\$50,317

** The Recommended Grant (\$) is ‘Guideline \$5,000 Max’ column in Table 4.*



Making a difference...together

**Appendix B: Salt Spring Island 2026 Grant-In-Aid Spring Intake Application
– Approval Recommended / Subject to Changes**

Grant-In-Aid Spring Intake Application (Other) – Approval Recommended / Subject to Changes		
Applicant	Project Title	Award (\$)
Patricia Blanchard	Liveaboard-Led Beach & Harbor Cleanup and Safety Initiative	\$5,000
Salt Spring Island Minor Baseball Association	The purchase of tarps that will maintain field quality, reduce maintenance demands and support safe field use.	\$2,839.20
GIA Total		\$7,839.20



Making a difference...together

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

Juan de Fuca

Salt Spring Island

Southern Gulf Islands

Amended: September, 2010

CRD Grant-in-Aid Application

April 7, 2026

To: Capital Regional District (CRD), Electoral Area Director and Board

From: Bandemonium Music Society of Salt Spring Island, British Columbia

Contact: Jennifer Oestreicher, Bandemonium Music Society, Secretary

[REDACTED]

John Moore, Bandemonium Music Society, Board Chair

[REDACTED]

James Shultz, Bandemonium Music Society, Board Treasurer

[REDACTED]

Precis:

The Bandemonium Music Society is requesting funding support for a special project consisting of three performances taking place in 2026-2027. This project has a significant educational component, is open to all in the community, and is not offered by any other community organization on Salt Spring Island. CRD funding support will help offset the production costs of this project.

The project budget is detailed below under the table "Typical/Expected Costs"
A financial statement itemizing expenses and revenues for the 2026-2027 fiscal year is also appended. There are no monies and/or benefits paid to members or officers. Also below please find an introduction to the Bandemonium Music Society and information about its activities on Salt Spring.

The Bandemonium Music Society of Salt Spring Island appreciates the opportunity to apply for a Grant-in-Aid from the CRD. Any and all funding or support received will be thankfully acknowledged, including on programs, literature, advertising, and social media.

Introduction:

Founded in 1993 and a registered nonprofit, the 35+ member Bandemonium Music Society (Bandemonium) has a broad mandate to:

- Further community interest in concert and swing band music on Salt Spring Island;
- provide a vehicle for musicians of all ages to play music and receive musical instruction on Salt Spring Island; and
- support and enrich musical life in the community through performances and workshops.

Bandemonium is the only community organization offering musical instruction and performance in the swing and concert band, which are foundational musical genres. We believe we offer a unique and important musical resource in our community, particularly in our rural context, where resources are scarce and access to musical opportunities are typically far away and/or limited.

We contribute to our community's well-being in multiple ways, including:

- Offering well-attended concerts, dances, and workshops, including important community performances such as Canada Day and Remembrance Day
- Loaning expensive and difficult-to-obtain instruments to school, community groups, and musicians who may not otherwise be able to afford these instruments.
- Working with the local school music teachers to support and promote music development in young musicians in the community, both through mentoring and through "sitting in" with the high school bands in practices and performances as well as offering a summer youth music camp.
- Liaising with teachers to help identify and support promising young musicians who would benefit from more advanced music opportunities of Bandemonium that are not available in the current school programs.

As part of the Bandemonium Music Society's mandate to provide a vehicle for musicians of all ages to play music and receive musical instruction on Salt Spring Island, regardless of financial need or ability, the Society provides bursaries, fee waivers, and student fee discounts. The Bandemonium Board believes that making music performance and instruction available to all who wish to participate, regardless of financial need, is fundamental to equitably expanding access and removing barriers to musical opportunities.

The Society is requesting CRD support as it continues to rebuild its finances and membership base. These were significantly impacted by the Covid shutdowns, rising costs of rental space on the island, and the drawdown of reserves to pay director fees during Covid.

Helmed by a dedicated volunteer board that is deeply committed to nurturing, growing, and promoting intergenerational and multigenerational swing and concert music in our community, we believe that the CRD’s financial support contributes significantly to Bandemonium’s long-standing mandate to support and enrich musical life in our community.

We also believe, especially with the CRD’s continuing support, that we will remain on a positive path to sustainability that will allow Bandemonium to continue to offer swing and concert band music opportunities in our rural community for the decades to come.

**2026-2027 Multi-Performance Project
 Typical/Expected Costs (Project Budget)**

Event	Cost Categories	Cost Per	Total All
Performance (3)	Printing/Ads (x3)	350	1050
	Hall Rental (x3)	400	1200
	Honouraria (x7)	100	700
	Insurance (1 venue only)	275	275
	Concession Supplies (x3)	200	600
Total Costs			\$3,825

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: Bandemonium Music Society

Contact(s): John Moore, President [REDACTED] [REDACTED]
(name) (phone) (fax)

[REDACTED]
Email address

Contact(s): Jim Shultz, Treasurer [REDACTED] [REDACTED]
(name) (phone) (fax)

[REDACTED]
Email address

Application Summary

Project or purpose for which you require assistance:

Financial support to help offset the cost of producing three performances (two concerts, one community dance).

Amount of grant requested \$ 1,000.00

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

[Handwritten Signature]
(signature of authorized signatory)

Bandemonium Music Society, President
(title)

John M Moore
(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?

In 2025-2026 BMS held multiple ticketed and pro bono events for the community. CRD/LCC support allowed us to remain a unique musical community resource. BMS is the only organization on the island offering instruction and performance in our genres. We are foundational to community musical diversity and vitality, help sustain life-long learning, and provide an environment for musicians, particularly, young musicians, to participate in musical opportunities that are scarce/difficult to access. We partner with/support other island music organizations, including: musician support, providing instrument storage space, and by lending rare/expensive instruments. BMS also focused on deepening its support of young musicians, particularly through the educational system and its successful youth summer camp

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

Our benefits and services occur almost exclusively on Salt Spring, although in previous years we have performed on some of the smaller islands.

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.

Our organization is voluntary and a registered non-profit. No funds are made available to members or officers. Our Artistic Directors, who are also educators in the Salt Spring Public System, receive a monthly fee that is comparable to other professionals in similar positions.

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

BMS has been in operation since 1993. Membership varies by season between 35-50 members.

Project / Proposal Profile

1. Assistance is being requested for:

capital project and / or equipment

special event

other purpose (Special Event(s): funding support to offset the costs of three perform)

2. Please describe the proposal for which you are requesting assistance. Attach additional information if required.

BMS is requesting funding assistance to help defray the costs of two concerts and one community dance.

These performances are ticketed events at which an entrance fee is charged. Additionally, we run a concession stand at the performances and sell advertising space in the programs. These also help raise revenues.

The net revenues raised from these performances go directly to supporting our operating costs (the largest of these being Artistic Directors' fees and rehearsal space rental charges at SIMS)

3. Please describe how this proposal will benefit the community.

This project will help us generate revenues to support our ongoing operating costs and will allow us to continue to function as an important member of Salt Spring's amateur arts community. We offer a unique and important musical resource in our community, particularly in our rural context, where resources are scarce and access to musical opportunities are typically far away and/or limited. We contribute to our community well-being in multiple ways, including:

- * Offering well-attended concerts, dances, and workshops, including important community performances such as Canada Day and Remembrance Day
- * Loaning expensive/rare instruments to school, community groups, and musicians who may not otherwise be able to afford these instruments.
- * Working with the local school teachers to support and promote music development in young musicians, both through mentoring as well as offering a summer youth music camp.
- * Liaising with teachers to help identify and support promising young musicians who would benefit from more advanced music opportunities of Bandemonium that are not available in the current school programs.

Funding and Financial Information

1. Attach supporting financial information, i.e., budget / financial report. Ensure the following information is clearly itemized;
 - o project budget,
 - o grants / funding from other sources,
 - o funding contributed by applicant through fund raising activities or other sources of revenue and,
 - o 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 Not this fiscal year

We intend to apply at the beginning of our new fiscal year (09/2026) to the below:

Name of Grant or Funding Agency	\$ Amount Applied For	Status of Grant Application		
		Approved (Y)	Denied (Y)	Pending (Y)
Mid Island Coop	\$ 600.00	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Long & McQuade	\$ 200.00	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

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
2024-2025	\$ 2,150.00	Performance and workshop related costs
2025-2026	\$ 1,000.00	Performance related costs
2025-2026	\$ 420.00	50% cost of piano dolly (denied)

4. Does your organization:

Offer direct financial assistance to individuals or families? Yes No

Provide services that fall within the mandate of either
a senior government or a local service agency? Yes No

Provide an opportunity for individuals to make direct
Contributions to the project (e.g., fundraising for the project)? Yes No

Or, is your organization:

part of a Provincial or National fund raising campaign? Yes No

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

BANDEMONIUM MUSIC SOCIETY
Projected Budget 2026-2027

CRD Grant in Aid April 7, 2026

**Projected
Income/Expense
Income**

Contributions	\$1,600	Country Grocer Save-a-Tape; Mid Island Coop - Projected
Donation Revenue	\$250	Projected
BC Gaming Grant	\$6,500	Projected
Membership Dues	\$11,000	Projected
Performance Related Revenues	\$6,000	Ticket sales, Ad sales, Concession - Projected
CRD Grant in Aid	\$1,000	Projected
SSL Foundation Camp Grant	\$4,000	Actual (Restricted)
Summer Youth Camp Program Fees	\$6,000	Projected
Total Income	\$36,350	

Expense

Advertising, Publicity, Printing	\$1,000	Performance related
Concert Expenses	\$1,300	Honouraria, Concession
Directors' Fees	\$16,000	10 months
Rehearsal Space	\$6,000	Salt Spring Multispace Music Room (10 mos)
Rent (Venues)	\$1,100	Projected
Youth Camp Costs	\$7,100	Projected
Music Lic. Fees	\$250	
Equipment Maintenance & purchase	\$800	Piano tuning, instrument repair
Society Registrn Fees	\$55	
Office Supplies	\$450	Incl. Printer purchase plus printing supplies
Insurance	\$1,200	Projected
Sheet Music Replace/Purch.	\$1,000	
Total Expense	\$36,255	

Net Ordinary Income

\$95

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: Beaver Point Community Hall Association
1361 Beaver Point Road
Salt Spring Island, BC V8K1W9

Contact(s): Ron Watts [REDACTED] [REDACTED]
(name) (phone) (fax)
[REDACTED]
Email address

Contact(s): Elizabeth Zook 250 930-4000 [REDACTED]
(name) (phone) (fax)
beaverpointhall@gmail.com
Email address

Application Summary

Project or purpose for which you require assistance:

Amount of grant requested \$ 5000

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)

Vice President Beaver Point Community H
(title)

Ron Watts
(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?

The Hall offers a clean, heated and affordable rental space for schools, family gatherings, craft workshops, birthday celebrations, weddings, concerts, dances, Tai Chi, Karate, community fundraisers, religious groups, retreats and celebrations of life! As a designated Reception Centre, the Hall is available free to Emergency Social Support Services, Search and Rescue exercises as well as Fire Smart and Pod presentations.

Because we have a backup generator and a reliable water source, should the need arise, the Hall could serve as a command centre or an emergency shelter.

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

Beaver Point Community Hall is a Heritage building located in the south end of Salt Spring Island that is available for use by the entire island, Victoria area and other Southern Gulf island communities.

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.

The Hall Booker is the only board member who receives remuneration. She is responsible for showing the facilities to prospective renters, collecting and tracking rental event insurance, damage waivers and rental fees. Her remuneration is based on a percentage of the booking fee which varies greatly year to year and season to season which has made it difficult to retain outside help with no consistent guarantee of income. As an example during COVID there were virtually no Hall rentals. As well as a Booker she is an active board member contributing in many essential Hall functions.

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

We currently have 9 full-time active board members including three members at large plus countless community volunteers who help with projects as needed. The Hall was constructed by community members and has been serving the island community since 1937.

The Hall was incorporated under the Societies Act of BC as Beaver Point Community Hall Association (BPCHA) as of February 17, 2015.

Project / Proposal Profile

1. Assistance is being requested for:

capital project and / or equipment

special event

other purpose (Equipment replacement and installation. _____)

2. Please describe the proposal for which you are requesting assistance. Attach additional information if required.

We are requesting funding for the purchase of an electronic ignition propane stove and the installation of a ventilation hood as required by Vancouver Island Health Authority mandate.

The current propane stove uses pilot lights which occasionally become extinguished releasing propane gas in the closed kitchen. The new stove would operate without pilot lights, the hood would provide proper ventilation of the fumes during use. Installation of the vent hood is critical to obtaining a permit to use our kitchen for food preparation and for a safe working environment.

The grant would cover most of the cost for the stove and our fundraising and in kind labour would pay for the vent hood installation.

3. Please describe how this proposal will benefit the community.

The Hall's kitchen is critical for the preparation of food for Beaver Point Community Hall Association's major fund raising campaigns such as the Christmas Craft Fair and Bean Supper.

Many renters also depend on the kitchen for food preparation for weddings, family gatherings, birthday celebrations, and multi-day retreats.

The kitchen is also used by Cedar Roots elementary school for their cooking classes.

Funding and Financial Information

1. Attach supporting financial information, i.e., budget / financial report. Ensure the following information is clearly itemized;
 - o project budget,
 - o grants / funding from other sources,
 - o funding contributed by applicant through fund raising activities or other sources of revenue and,
 - o 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 We have been fundraising ourselves and have two other major projects that we are applying for help with.

Name of Grant or Funding Agency	\$ Amount Applied For	Status of Grant Application		
		Approved (Y)	Denied (Y)	Pending (Y)
		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

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
2025	\$3000	To enclose a safe, secure storage space for kitchen supplies

4. Does your organization:

Offer direct financial assistance to individuals or families? Yes No

Provide services that fall within the mandate of either
a senior government or a local service agency? Yes No

Provide an opportunity for individuals to make direct
Contributions to the project (e.g., fundraising for the project)? Yes No

Or, is your organization:

part of a Provincial or National fund raising campaign? Yes No

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



Beaver Point Community Hall Association

Financial Statement 2025

(Unaudited)

BEAVER POINT COMMUNITY HALL ASSOCIATION

BALANCE SHEET
December 31, 2025
(unaudited)

ASSETS

CURRENT

Bank - Chequing	5,768	
- Holding (Low Savings)	10,410	
- Premium Savings:		
Funding	44,480	
Op Con 12 m cashable GIC	15,995	
- Shares	<u>7</u>	<u>76,660</u>

76,660

LIABILITIES

MEMBERS' SURPLUS

Balance @ December 31, 2024	57,553	
Plus surplus for the year	<u>19,107</u>	<u>76,660</u>

76,660

BEAVER POINT COMMUNITY HALL ASSOCIATION

INCOME AND EXPENSE

For the year ending December 31, 2025
(unaudited)

INCOME

Hall rental	56,943	
Donations received	10,878	
Donations non- received	13,625	
Grant	5,961	
Fundraising	12,306	
Interest	475	
	<hr/>	<u>100,187</u>

EXPENSE

Bank charges	159	
Booking	16,824	
Cleaning	7,360	
R&M Building	3,657	
R&M outdoor	4,189	
Subcontractors	19,496	
Hydro	1,683	
Oil	3,540	
Propane	333	
Telephones	729	
Internet	616	
Supplies	9,364	
Advertising	411	
Insurance	2,766	
Materials	5,301	
Fundraising	1,509	
WCB	56	
Admin	3,089	
	<hr/>	<u>81,080</u>

SURPLUS FOR THE YEAR

19,107

Project Budget

Stove Purchase	\$5930.40
Cole's Gas Service	\$175/per hour setup
Ventilation Hood	\$2000-3500
Vent installation	In kind labour

Order [REDACTED]
Order date: Mar. 3, 2026


[Click to Manage Order](#)

Your Sales Representative:
Brijesh Shingari
1-877-374-3439 ext. 760
brijesh.s@canadianappliance.ca

Billing Address
wendy rosier
(250) 537-6019
200 Bay Ridge Pl
Salt Spring Island, BC V8K 1W5

Deliver To
Elizabeth Zook
(250) 931-2523
1361 Beaver Point Rd
Salt Spring Island, BC V8K 1W9

Order #: V3867570
Order Date: March 3, 2026 (Tue)
Order Status: Processing

Description	Quantity	Today's Price	Unit Price	Credit Card and Negotiated Discount	Eligible For Free Delivery/ Services	Net Price	Total
 Electrolux Range ECFG3668AS	1	\$4,893.00	\$4,893.00	\$0.00	Yes	\$4,893.00	\$4,893.00

Extended Warranty

4 Year Ext. Warranty (iaserviceplan.ca): ECFG3668AS EW6221	1	\$489.00	\$100.00			\$389.00	\$389.00
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DELIVERY

Delivery							\$0.00
Packaging Disposal							\$8.00
						Subtotal	\$5,282.00
						Environmental Handling Fee	\$5.00
						GST (# 74189 0099 RT0001)	\$264.75
						PST	\$370.65
						Total	\$5,930.40
						Total amount of payments made	\$1,482.60
						Delivery Method	DELIVERY
						Amount Paid	
2026-03-05 3:24 PM	Mastercard	[REDACTED]					\$1,482.60



Making a difference...together

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: DAISSI

Diverse and Inclusive Salt Spring Island

[REDACTED]

Contact(s): Everett Blacwell [REDACTED] [REDACTED]
name) phone) fax)

[REDACTED]
Email address

Contact(s): Natu Mbanefo [REDACTED] [REDACTED]
name) phone) fax)

[REDACTED]
Email address

Application Summary

Project or purpose for which you require assistance:

DAISSI is applying for a CRD Grant-in-Aid to support public-facing components of "Salt Spring Pride 2026: Rooted in Community," a pre-Pride event and the Pride Parade. DAISSI's own funds will support Pride activities centered on 2SLGBTQIA+ community members.

Amount of grant requested \$ 9000

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

Everett Blackwell

(signature of authorized signatory)

Board Chair

(title)

Everett Blackwell

(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?

DAISSI is a volunteer-run non-profit organization that fosters opportunities for queer connection, shared experiences, and visible 2SLGBTQIA+ presence on Salt Spring Island, strengthening community across diverse interests while partnering strategically to expand access to resources and advocacy. Building partnerships grounded in belonging, participation, sustainability, care, integrity, and collaboration across the Salt Spring community is at the heart of what we do. We create opportunities for people to shape the community experiences that matter to them through committees, gatherings, communications, Pride participation, and other initiatives. DAISSI envisions a visible and vibrant queer community on Salt Spring Island where 2SLGBTQIA+ community members across generations, intersections, and lived experiences feel belonging, pride, and meaningful connection.

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

DAISSI primarily serves Salt Spring Island. Our events and initiatives also benefit people from the wider Southern Gulf Islands and South Vancouver Island region who participate in or connect with its programming. These funds will be used for events welcoming all community members in the region.

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.

Yes. DAISSI is a voluntary, non-profit society and is fully volunteer-run. Board members, committee members, and volunteers carry out DAISSI's work as volunteers. Eligible expenses may be reimbursed only through Board-approved processes.

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

DAISSI incorporation as a Society in 1999, # S0039986. We currently have 35 members and 40 volunteers. Volunteer numbers grow substantially leading up to each year's Pride, up to approximately 85.

Project / Proposal Profile

1. Assistance is being requested for:

capital project and / or equipment

special event

other purpose (Special Event _____)

2. Please describe the proposal for which you are requesting assistance. Attach additional information if required.

DAISSI is applying for a CRD Grant-in-Aid to support public-facing components of "Salt Spring Pride 2026: Rooted in Community." This year, a committee of dedicated community volunteers is planning the programming for Pride with a focus on hosting events in publicly-accessible spaces like parks, the library, and the streets, keeping visibility and joy at the forefront. On Friday, a community pre-Pride picnic and BBQ, will welcome Salt Spring's diverse community and its visitors. Sunday will feature our main event: the Pride Parade and Block Party. The parade will honour our history, celebrate the strength and visibility of our community today, and inspire hope as we build our future together. The Block Party will conclude the Parade and weekend, showcasing local and regional artists, engaging Salt Spring residents and visitors alike. Accessibility features like shade structures will support diverse and inclusive attendance across abilities and ages. These events are intended to create visible, welcoming opportunities for connection, participation, and shared celebration, while demonstrating public support for inclusion and belonging. This fits the purpose of the CRD Grants-in-Aid program by supporting a one-time community project that benefits the Salt Spring electoral area.

3. Please describe how this proposal will benefit the community.

This proposal will benefit the community by supporting two public Pride events that invite broad participation from across Salt Spring Island. The pre-Pride picnic and Pride Parade and Block Party will create welcoming, visible opportunities for 2SLGBTQIA+ community members, families, friends, and allies to gather, celebrate, and participate in community life. These events help strengthen connection, increase visibility and belonging, and demonstrate that Salt Spring is a community where inclusion is publicly supported. In this way, the project benefits the Salt Spring electoral area and aligns well with the CRD's broader mission to serve the public good and help build a livable, sustainable, and resilient region.

Funding and Financial Information

1. Attach supporting financial information, i.e., budget / financial report. Ensure the following information is clearly itemized;
 - o project budget,
 - o grants / funding from other sources,
 - o funding contributed by applicant through fund raising activities or other sources of revenue and,
 - o 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 DAISSI is contributing

\$4000 from savings, centered on activities for 2SLGBTQIA+ community members.

while the requested GIA funds will support public-facing events that engage the broad Salt Spring Island community. Additional fundraising, sponsorship, and grant activity may be

Name of Grant or Funding Agency	\$ Amount Applied For	Status of Grant Application		
		Approved (Y)	Denied (Y)	Pending (Y)
		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

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
2023	\$ 6,000.00	Salt Spring Pride Festival 2023

4. Does your organization:

Offer direct financial assistance to individuals or families? Yes No

Provide services that fall within the mandate of either a senior government or a local service agency? Yes No

Provide an opportunity for individuals to make direct Contributions to the project (e.g., fundraising for the project)? Yes No

Or, is your organization:

part of a Provincial or National fund raising campaign? Yes No

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

Profit loss

Diverse and Inclusive Salt Spring Island

January 1-December 31, 2025

	TOTAL
<hr/>	
Income	
Other Event Income	
Event revenue	\$1,720.00
Total for Other Event Income	\$1,720.00
Pride 2025 Income	
Cash Bar Pride 2025	\$864.00
Community Donations Pride 2025	\$1,230.00
Ticket sales Pride 2025	\$8,128.94
Total for Pride 2025 Income	\$10,222.94
Total for Income	\$11,942.94
<hr/>	
Gross Profit	\$11,942.94
<hr/>	
Expenses	
Advertising	\$176.96
Bank charges	\$63.75
Board Development Grant (WAGE)	
Board Recruitment Event	\$317.32
Subcontractors (Board Development - WAGE grant)	\$12,642.00
Total for Board Development Grant (WAGE)	\$12,959.32
Insurance	\$708.94
Office expenses	\$1.25
Other Event Expenses	
Events - Entertainment	\$1,370.40
Events supplies	\$150.60
Event venues	\$70.00
Total for Other Event Expenses	\$1,591.00
Pride 2025 Expenses	
Cash bar supplies and permit Pride 2025	\$951.83
Permits for Pride 2025	\$57.65
Pride performer 2025	\$6,637.50
Pride supplies 2025	\$45.93
Sound Tech Pride 2025	\$2,250.00
Traffic Control Pride 2025	\$3,389.28
Venues Pride 2025	\$900.30
Total for Pride 2025 Expenses	\$14,232.49
Subcontractors	\$10,511.25
Total for Expenses	\$40,244.96
<hr/>	
Other Income	
Grants	\$23,590.00
Interest earned	\$150.62
Membership dues	\$80.00
Total for Other Income	\$23,820.62
<hr/>	
Other Expenses	
Refunds	\$66.48
Subscriptions (office)	\$1,181.15
Transfer to chequing for pay out	\$455.00

Profit Loss

Diverse and Inclusive Salt Spring Island

January 1-December 31, 2025

	TOTAL
Transfer to Savings (WAGE Grant Funds)	\$0.00
Total for Other Expenses	\$1,702.63
Profit	-\$6,184.03

DAISSI
Salt Spring Pride Budget 2026

Revenue	Projected Dollar Amount
Earned Revenue	
Ticket Sales	
Merchandise/Souvenirs	\$ 500
Concession/Vendor Revenue	
Fundraising	\$ 500
Other (specify)	
Subtotal	\$ 1,000
Contribution from Applicant and Partners	
Applicant Organization	\$ 4,000
Local Government	\$ 9,000
Provincial Government	
Federal Government	\$ 4,000
Donations	\$ 2,000
Sponsorship	\$ 2,000
Subtotal	\$ 21,000
Total Revenue	\$ 22,000

Expenditures	Projected Dollar Amount
Fees	
Programming Fees (Artists, Speakers, Presenters, etc.)	\$ 1,800
Honorariums (Indigenous consultation and blessings, etc.)	\$ 400
Contractor Fees	\$ 1,600
Officials Fees	
Sanctioning & Licence Fees	\$ 500
Other (specify) Traffic Management	\$ 4,925
Subtotal	\$ 9,225
Direct Costs	
Venue/Facility Rental	\$ 400
Production Fees	\$ 2,000
Event Insurance	\$ 275
Travel	\$ 500
Accommodation	\$ 1,800
Per Diem	
Meals & Hospitality Fees	\$ 1,800
Banquets, Receptions & Ceremonies	
Concession/Vendor	
Accreditation	
Security	\$ 2,000
Medical	\$ 200

Equipment	\$	1,800
Merchandise/Souvenirs		
Signage & Tickets		
Clothing		
Volunteers		
Other (specify)		
Subtotal	\$	10,775
Communications		
Promotional Materials (program guide etc.)		
Website Design/Production	\$	300
Advertising (print, digital)	\$	1,200
Photography & Video	\$	500
Other (specify)		
Subtotal	\$	2,000
Overhead		
Staff Wages		
Administration		
Office Supplies		
Rental of Workspace		
Utilities		
Other (specify)		
Subtotal	\$	-
Total Expenditures	\$	22,000
Net Profit/Loss	\$	-



Making a difference...together

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: Salt Spring Island Farmland Trust

189 Beddis Road, Salt Spring Island BC

V8K 2P2

Contact(s): Andrea Palframan [REDACTED]
(name) (phone) (fax)

[REDACTED]
Email address

Contact(s): Tony Beck
(name) (phone) (fax)

treasurer@ssifarmlandtrust.org

Email address

Application Summary

Project or purpose for which you require assistance:

This project will undertake a one-year, on-site assessment of the existing composting system at Burgoyne Valley Community Farm to evaluate its performance, capacity, and overall effectiveness. In parallel, it will include a feasibility study to explore options for scaling up operations to manage organic waste at a broader, potentially island-wide level, identifying

Amount of grant requested \$ 5,000.00

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)

Executive Director

(title)

Andrea Palframan

(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?

Services and benefits include:

Affordable access to farmland and infrastructure at Burgoyne Valley Community Farm

Food value added processing and distribution support through the Root Food Hub

Food Share programs that increase access to local food and reduce waste

Education and training in regenerative agriculture and food sector

Community partnerships that support long-term food security

While some elements exist through other groups, the Farmland Trust is unique in offering an integrated approach that combines land access, infrastructure, education, and food distribution. Many of these services are otherwise limited or fragmented on the island.

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

Salt Spring Island

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.

We are a registered charity. Approximately 1/3 of our revenue is used to pay staff and contractors. Board of Directors are volunteers.

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

90 community gardeners

120 Food Share volunteers (gleaners, pruners and orchard owners)

25 volunteers-at-large (for events, media, admin support)

FLT has been in operation since 2009.

Project / Proposal Profile

1. Assistance is being requested for:

capital project and / or equipment

special event

other purpose (Research/Feasibility Study _____)

2. Please describe the proposal for which you are requesting assistance. Attach additional information if required.

This project will undertake a one-year, on-site assessment of the existing composting system at Burgoyne Valley Community Farm to evaluate its performance, capacity, and overall effectiveness. In parallel, it will include a feasibility study to explore options for scaling up operations to manage organic waste at a broader, potentially island-wide level, identifying infrastructure needs, operational models, and opportunities for long-term implementation.

3. Please describe how this proposal will benefit the community.

This project will benefit the community by laying the groundwork for a more efficient, sustainable, and locally managed food waste system. It will identify opportunities to improve performance, increase capacity, and reduce reliance on off-island waste disposal while diverting carbon-producing food waste from landfills.

Managing food waste at a broader, potentially island-wide scale will help to reduce greenhouse gas emissions, lower costs associated with exporting waste and importing compost, and return valuable nutrients to local soils.

In the long term, this work supports a more resilient local food system, strengthens climate action efforts, and positions the community to access future infrastructure funding for sustainable waste management solutions.

Funding and Financial Information

1. Attach supporting financial information, i.e., budget / financial report. Ensure the following information is clearly itemized;
 - o project budget,
 - o grants / funding from other sources,
 - o funding contributed by applicant through fund raising activities or other sources of revenue and,
 - o 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)
		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

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
2020	\$ 46,700.00	Community Works fund
2023	\$ 10,000.00	Local Food System Coordination
2024	\$ 20,000.00	Grow Local Food Aggegation
2025-26	\$ 7,000.00	Neighborhood Farm Program

4. Does your organization:

Offer direct financial assistance to individuals or families? Yes No

Provide services that fall within the mandate of either a senior government or a local service agency? Yes No

Provide an opportunity for individuals to make direct Contributions to the project (e.g., fundraising for the project)? Yes No

Or, is your organization:

part of a Provincial or National fund raising campaign? Yes No

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

SSI Farmland Trust Grants in Aid Application - Budget

Total Budget: \$5,000

- **Administration (15%): \$750**
Covers project coordination, reporting, financial management, and communications.

Project Delivery (85%): \$4,250

- **Composter Assessment (SWOT Analysis): \$2,000**
 - Site visits, data collection, and performance review
 - Stakeholder interviews (farm team, operators, users)
 - Analysis and summary report
- **Feasibility Study for Scale-Up: \$1,800**
 - Research into models and best practices
 - Infrastructure and operational scenario development
 - Preliminary costing and implementation pathways
- **Community & Stakeholder Engagement: \$300**
 - Meetings/workshops with key partners (e.g., farmers, waste haulers, institutions)
- **Reporting & Final Recommendations: \$150**
 - Compilation of final report and presentation of findings

2024

ANNUAL REPORT





LETTER FROM THE CHAIR

Dear Friends, Supporters, and Community Partners,

It's with deep gratitude and great optimism that I share this year's reflections from the Salt Spring Island Farmland Trust.

We find ourselves at an exciting threshold. Our organizational roots are solid: from that foundation, our programs continue to branch outward—supporting farmers, food systems, and sustainability across Salt Spring Island. Like any good plant, we are only as strong as the supply of water: we are deeply grateful to our wonderful donors, volunteers, grantmakers and partners for their steady, reliable support.

This past year, we've grown in ways that remind us just how vital this work is. The Root—our food hub and business incubator—has become a gathering point for innovation and resilience in our food economy. We continue to steward beloved community spaces like the Burgoyne Valley Community Farm and Garden. And we've begun new partnerships, including with Royal Roads University, to reimagine learning and stewardship in a historic fruit orchard, where Indigenous history and ecological care converge in powerful ways.

Looking ahead, we are working to craft a balance where a combination of social enterprise, facilities rentals and fundraising anchors our organization. In order to fully realize our potential we are moving beyond stitching together short-term project grants—an often precarious patchwork that has seen us be reactive instead of proactive—towards long-term partnerships that foster strategic, visionary growth.

We've come a long way in our mission to advance the goals in the Area Farm Plan, support emerging food businesses, strengthen our land-linking and educational initiatives, and ensure that not a single apple goes unpicked during the harvest!

Thanks to a truly wonderful group of dedicated staff, board members and volunteers, we are growing not just more food, but more connection, more resilience, and more equity. We look forward to deepening our relationships—with Indigenous communities, with local growers, and with all those working to make our islands more sustainable and food-secure.

Thank you for believing in the Farmland Trust and in the future we are building together.

With appreciation,

Sheila Dobie
Chair, Board of Directors
Salt Spring Island Farmland Trust Society



GOVERNANCE

The SSI FLT has implemented sociocracy as its governance model to formalize its commitment to participatory and horizontal decision making processes, and to institutionalise good practice in running a small not for profit organization.



The SSI FLT circle structure includes:

Mission Circle – holds the FLT true to its mission, providing financial and overall budgetary oversight, and ensuring all working circle aims stay true to our mandate. Members are the Board of Directors.

General Circle – Connects with membership from all working circles ensuring accountability and reporting to the strategic plan. Its domain is core operations (finance, membership, grant writing and reporting) human resources, planning and strategy.

Burgoyne Valley Community Farm Circle – Its domain includes Community Garden membership, hay sales, farm membership, farm maintenance, farmer contracts, and gardener coordination.

Root Circle- Aim is to manage operations by working with tenants, maintaining permaculture gardens, fostering key partnerships and providing services for shared users of the facility.

Community Engagement Circle- Its primary purpose is to develop campaigns and nourish relationships, and host events in the community. It works directly with Learning Series, communications and the Food Share sub-circles.

VALUES

We are guided by seven core values which inform everything we do:

1. We engage in listening and learning -- with the community, each other, and the land.
2. We conduct our efforts with integrity, transparency, and accountability.
3. We respect, restore, and revitalize land for farming and growing.
4. We promote equitable access to good local food.
5. We are financially and environmentally sustainable.
6. We are exuberant, energized, and optimistic in our approach.
7. We are passionate builders of equity, connections, capacity, and community.

IMPACT



LAND STEWARDSHIP

63
acres

90 community gardeners
1,000 L compost tea tank
4 local farm tenants
Permaculture demonstration garden

COMMUNITY ENGAGEMENT



150 people mapped over 100 heritage trees at Bloom Orchard during Apple Festival
Pressed 1000 litres of juice at Community Apple Pressing Day; provided "Eternal Apple Juice" to community
89 volunteers • 115 donors • 17 grantmakers + partners



SUSTAINABLE INFRASTRUCTURE

Providing commercial kitchen, cold storage, permaculture garden, event barn and housing to 12 tenants

Seed Sanctuary on-site: member-based seed bank, seed library, and exchange hub.

FOOD ACCESS & EQUITY

15,000 lbs of surplus food gleaned by 30+ volunteers
70 harvests across 43 sites

Distributed through seasonal weekly food exchanges, Food Bank, SD64, IWAV, Women's Institute



EDUCATION & AWARENESS

75 students participated in six hands-on workshops focused on seed starting, composting, soil health, and greenhouse growing.

iPhone Mirror



STORIES FROM THE FIELDS

Reweaving the Food Web on Salt Spring Island

In 2013, a parcel of land — 63 acres of potential in the Burgoyne Valley — was entrusted to the community with a simple mandate: grow food, grow connection, grow resilience. What's emerged since is something closer to an ecosystem than a project — **a place where gardeners, farmers, pollinators, and microbes are all playing their part** in an unfolding story of agricultural renewal.

Today, ninety gardeners — every bed spoken for, with a waitlist — work the soil alongside four long-term farm tenants. These are people committed to a kind of cultivation that values biodiversity over efficiency, long-term stewardship over short-term yield. A spring-fed pond irrigates the fields year-round. Compost, generated on-site in a solar-powered system, closes the loop. **The goal here isn't just to feed people — it's to rebuild the ecological foundations of food itself.**

And then there's **The Root — a food hub less like a building and more like a beehive.** Step inside on any given day and you might find someone with a disability learning to bake a pie, a caterer cooking up a meal entirely from local ingredients, or a neighborhood resident picking up seeds for the season ahead. It's a space where the social and biological come together — where **education, enterprise, and nourishment share the same table.**

Equipped with a commercial kitchen, cold storage, food truck, barn, and gardens, **The Root is as much an incubator as it is a sanctuary.** Woman-led food startups have found fertile ground here to launch their work. The Seed Sanctuary — a library of living genetics — is housed within its walls, safeguarding biodiversity not in a vault, but in the hands of growers.

In 2024, this living system reached even deeper into the community through a Learning Series: **five hands-on workshops that drew participants eager to learn how to start seeds, build soil, compost effectively, and grow their own food** in increasingly unpredictable times.

But production isn't the only metric.

Equally vital is redistribution. Through the Food Share initiative, **a crew of volunteers harvested surplus fruit from properties around the island** — food that would otherwise rot in place. That harvest became juice, applesauce and many many pies, distributed via food banks, potlucks, and through the Root's seasonal food share drop-ins.

The Food Share connects surplus local food with those who need it—reducing waste, strengthening food security, and building community. In our inaugural season **we harvested over 15 000 pounds of produce, recruiting around 50 volunteers and over 60 landowners and community orchards who registered harvest sites.**

We ensure that food that would have otherwise gone to waste is distributed to the food bank and other organizations, such as the Pie Ladies at the Women's Institute for Fall Fair pies, Gabriel's kitchen, and the local school district (SD 64).





We also host a monthly Food Exchange event at the Root during the harvest season (July–October), in addition to solstice/equinox exchanges to honour the seasons and share food. During these events, **islanders come together to exchange surplus produce from home gardens, home made food, beverages, and preserves**, and to chat about food growing on the island generally. Excess items are distributed to community organizations and to a weekly lunch program known as “Gabriel’s Kitchen”. We also host a monthly Food Exchange event at The Root.

FLT’s Land Linking work – in partnership with Young Agrarians – addresses a more systemic disconnect: land without farmers, and farmers without land. **By actively refining lease agreements and matching landholders with growers, we are sowing the conditions for new, local agrarian livelihoods to flourish on Salt Spring’s soil.**

That same connective logic guides the Neighbourhood Farmer Training Project, a pilot developed with Kwantlen Polytechnic and Island Natural Growers. **Designed to train new growers, map food resources, and prepare for disruptions in supply**, it positions food not just as a commodity but as infrastructure – as essential in an emergency as search & rescue crews.

At **The Bloom Castle by the Sea**, FLT is now co-stewarding a coastal orchard with trees dating back to the 1800s. In a place where settler agricultural systems meet ancient Indigenous clam gardens, programming is being designed with both cultural and ecological integrity at its core.

That commitment also surfaced more immediately in 2024. When the Penelakut Nation faced a food crisis, **FLT helped raise funds to replace food stores lost during lengthy power outages**. We also assisted in co-organizing the Indigenous People’s Weekend – hosting a community potluck and assisting with overall organizational support.

What FLT has cultivated across these programs isn’t just a network of gardens or a series of workshops. **It’s a living leap of faith— that our future on this planet will be one of flourishing**, as we relocalize our food systems, restore our soils, and ter relationships with the human and more-than-human worlds.

On Salt Spring Island, food is no longer just a product; it’s a practice – one rooted in reciprocity, resilience, and reverence for the land. It is so inspiring to be working shoulder to shoulder with everyone from the patio gardener who lovingly cares for a few potted tomato plants to the explosive hive of activity that is the Burgoyne Valley Community Farm.

A changing climate, economic uncertainty and rumbles from an unsteady southern neighbour darken many of our outlooks. But: how better to weather the storms ahead, than to join forces and dig in, together?



KEY TAKEAWAYS

Key Takeaways:

- Donations and Rentals saw the largest growth, with donations nearly tripling – up 170% – and rentals more than tripling, up 256%.
- Government grants remain steady at \$213k.
- Overall, total FLT revenues increased by 49% in 2024.



SALT SPRING ISLAND FARMLAND TRUST SOCIETY
Statement of Financial Position
December 31, 2024

	2024	2023
ASSETS		
CURRENT		
Cash	\$ 251,510	\$ 197,411
Accounts receivable	476	2,111
Inventory	680	-
Goods and services tax recoverable	4,070	9,131
Prepaid expenses	1,643	-
	<u>258,379</u>	<u>208,653</u>
PROPERTY, PLANT AND EQUIPMENT <i>(Note 3)</i>	2,305,354	2,304,974
LONG TERM INVESTMENTS	<u>22,483</u>	<u>21,272</u>
	<u>\$ 2,586,216</u>	<u>\$ 2,534,899</u>
LIABILITIES AND NET ASSETS		
CURRENT		
Accounts payable	\$ 44,165	\$ 10,391
Deposits received	300	300
Employee deductions payable	2,306	-
Current portion of long term debt <i>(Note 4)</i>	6,069	5,670
Deferred capital contributions	678,181	716,682
	<u>731,021</u>	<u>733,043</u>
LONG TERM DEBT <i>(Note 4)</i>	<u>353,332</u>	<u>359,330</u>
	<u>1,084,353</u>	<u>1,092,373</u>
NET ASSETS		
Unrestricted	88,107	2,194
Capital assets	1,413,756	1,440,332
	<u>1,501,863</u>	<u>1,442,526</u>
	<u>\$ 2,586,216</u>	<u>\$ 2,534,899</u>

SALT SPRING ISLAND FARMLAND TRUST SOCIETY
Statement of Revenues and Expenditures
Year Ended December 31, 2024

	2024	2023
REVENUES		
Government grant	\$ 213,730	\$ 217,680
Donations	165,774	61,291
Rentals	80,063	22,428
Other	1,121	6,757
	<u>460,688</u>	<u>308,156</u>
EXPENSES		
Advertising and promotion	6,287	4,733
Amortization	65,078	63,616
Bookkeeping	6,476	5,330
Business taxes, licenses and memberships	(630)	1,224
Consulting fees	12,501	18,226
Contractors	189,504	90,438
Fundraising	307	-
Indigenous weekend	11,175	-
Insurance	5,213	7,022
Interest and bank charges	186	1,135
Interest on long term debt	23,478	8,041
Office	12,190	6,650
Organizational development	1,477	-
Professional fees	6,242	5,265
Public relations	-	5,024
Rental	-	455
Repairs and maintenance	6,442	38,663
Salaries and wages	62,983	-
Utilities	19,611	5,470
Vehicle	1,219	-
Workshops	12,715	38,316
	<u>442,454</u>	<u>299,608</u>
EXCESS OF REVENUES OVER EXPENSES FROM OPERATIONS	<u>18,234</u>	<u>8,548</u>
OTHER INCOME		
Interest income	2,602	2,953
Deferred capital contribution	38,501	38,501
	<u>41,103</u>	<u>41,454</u>
EXCESS OF REVENUES OVER EXPENSES	<u>\$ 59,337</u>	<u>\$ 50,002</u>

SALT SPRING ISLAND FARMLAND TRUST SOCIETY
Statement of Changes in Net Assets
Year Ended December 31, 2024

	Unrestricted	Capital Assets	2024	2023
NET ASSETS - BEGINNING OF YEAR	\$ 2,194	\$ 1,440,332	\$ 1,442,526	\$ 1,392,524
EXCESS OF REVENUES OVER EXPENSES	85,913	(26,576)	59,337	50,002
INTERFUND TRANSFERS	-	-	-	-
CAPITAL ASSET ADDITIONS	-	-	-	-
NET ASSETS - END OF YEAR	\$ 88,107	\$ 1,413,756	\$ 1,501,863	\$ 1,442,526

With gratitude to our funding partners:



THE ARRELL FAMILY
FOUNDATION



Transition Salt Spring
**Enterprise
Cooperative**



Y.P. HEUNG
FOUNDATION



Agriculture and
Agri-Food Canada

Local Food Infrastructure Fund



VICTORIA
FOUNDATION



salt spring island
foundation



“Being naturalized to place means to live as if this is the land that feeds you. Here you will give your gifts and meet your responsibilities. To become naturalized is to take care of the land as if our lives and the lives of all our relatives depend on it. Because they do.”

— Robin Wall Kimmerer



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: Salt Spring Island Farmland Trust Society

189 Beddis Road

Salt Spring Island, BC V8K 2J2

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

Email address

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

chair@ssifarmlandtrust.org

Email address

Application Summary

Project or purpose for which you require assistance:

The Salt Spring Island Farmland Trust wants to further its Indigenous engagement and collaboration with Sweetgrass Arts and Music Society and other Indigenous and non-Indigenous groups and organizations on the island, by being a partner in putting on the Indigenous Peoples Weekend on June 19-21, 2026

Amount of grant requested \$ 5,000

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)

Board Member
(title)

Jon Cooksey
(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?

The SSI Farmland Trust (FLT) was created to receive a donation of what is now the Burgoyne Valley Community Farm, where it offers inexpensive family garden plots and a few larger farm acreages. It also operates Salt Spring's only food hub, The Root, where it hosts a variety of tenants involved in food production and distribution, as well as providing a commercial kitchen for community use and hosting the SSI Seed Sanctuary. It provides educational programs related to growing and preserving food, facilitates land-matching, supports sustainable farming models, encourages collaboration across the food sector (both locally and regionally), pursues reconciliation and collaboration with Indigenous groups and nations, and has a special focus on food security through its Root to Bloom Learning Centre, Food Share and other programs. Most of these services are unique, but we do collaborate where we can.

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

The FLT is mostly focused on Salt Spring Island, but since the Nov 2023 Food Summit, we are also part of a regional food production, processing and distribution conversation with groups on Vancouver Island and across the Southern Gulf Islands.

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.

Board members (officers) do not receive any remuneration, other than reimbursements for out of pocket expenses. Board members are the only voting members of our organization, as dictated by our bylaws.

We do not have an official membership program, but have implemented a "Friends of the Farmland Trust" opportunity. This provides reduced rates for equipment rentals and education programs.

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

FLT was established in 2009. We have an all-volunteer Board (presently 7 members) and 7 part-time employees to manage our communications, outreach, projects, the Root operations. Volunteer base is 50+ and growing, including food recovery/gleaning (20), community farm work parties (15), and Root permaculture gardens (12).

Project / Proposal Profile

1. Assistance is being requested for:

capital project and / or equipment

special event

other purpose (SPECIAL EVENT _____)

2. Please describe the proposal for which you are requesting assistance. Attach additional information if required.

In 2024, the Weekend included 17 events and provided honoraria and travel support to 62 Indigenous participants representing 19 Nations and communities. In 2025, the Weekend included 21 events and supported 65 Indigenous participants representing 16 Nations and communities. Activities have included a tipi raising with rights holders speaking, Indigenous musical artists and bands, an Indigenous crafts market, displays of Indigenous art and craft demonstrations, an Indigenous puppet show, Indigenous book launches, ceremony by invited dance groups, Indigenous storytelling, screening of an Indigenous film, a sea garden restoration demonstration, and feasts for Elders and community.

Planning for this year's event has already begun, including a significant "hand-off" of the event to Indigenous participants. The first pan-Indigenous Advisory Council potluck took place on Feb 15, 2026, about brought together both rightsholders and non-rightsholders who agreed to be part of the Council. A new venue at the Farmers Institute has already been secured. Planning for events, community engagement and promotion will continue up to the event, which takes place June 19-21, though we often have on-going events that start at the beginning of June. The event will be followed by accounting and evaluation, and IPW as a brand will continue to be part of events year-round.

As always, nearly all of our expenses will be for honoraria and travel reimbursement for Indigenous participants who attend the event. This year Sweetgrass also hopes to obtain funding to expand the Indigenous music element that was a new feature in 2025, and we've applied to the Canada Arts Presentation Fund and other potential revenue sources to support that expansion. But we never know what funding we'll get till very close to the event, and are always prepared to scale accordingly. As such, we've been and remain deeply grateful to the LCC for its on-going support.

3. Please describe how this proposal will benefit the community.

The Indigenous Peoples Weekend was intended from the beginning to maximize community participation by being a decentralized event, with multiple people and organizations taking the lead in hosting a variety of events to educate settlers about the work of reconciliation and celebrate Indigenous art and culture. The 2024 Weekend event successfully created a unique opportunity to form new authentic relationships between settlers and our Indigenous neighbours and residents, and we've been building on that success year by year. But this year IPW is adding an entirely new element, by creating and expanding a safe space for rightsholders and non-rightsholders to gather in private, and start to form relationships and trust.

As a sign of how much IPW's benefit to the community is growing, The Farmland Trust accepted a donation of 2 teepees after last year's event, and now looks forward to setting them up for IPW as well as other events like the Fall Fair, and may use them to provide a safe space for Indigenous culture and learning at the Burgoyne Valley Community Farm. This shows the kind of year-round benefit and deepening relationships that are now starting to flow from the IPW event in June. The FLT is proud to be part of this event, which does so much to help Salt Spring thrive as a resilient, inclusive community that is taking real action on reconciliation.

Funding and Financial Information

1. Attach supporting financial information, i.e., budget / financial report. Ensure the following information is clearly itemized;
 - o project budget,
 - o grants / funding from other sources,
 - o funding contributed by applicant through fund raising activities or other sources of revenue and,
 - o 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)
SSI Foundation/Comm Grant	\$15,000	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Canada Arts Presentation Fund	\$27,000	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
REFBC	\$5,000	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
SSI Legion	\$5,450	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
SSI Natural Cemetery	\$2,000	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>

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
2024	\$4000	2024 Indigenous People Weekend
2025	\$4,000	2025 Indigenous People Weekend

4. Does your organization:

Offer direct financial assistance to individuals or families? Yes No

Provide services that fall within the mandate of either
a senior government or a local service agency? Yes No

Provide an opportunity for individuals to make direct
Contributions to the project (e.g., fundraising for the project)? Yes No

Or, is your organization:

part of a Provincial or National fund raising campaign? Yes No

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

FLT 2024 Financials

Salt Spring Island Farmland Trust Society
Jan 2024- December 2024



Prepared by
Polly Orr

Prepared on
February 5, 2025

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Profit and Loss

January - December 2024

	Total
INCOME	
4020 Donations - Received	36,183.34
4030 Donations- Non-Received	11,980.00
4031 Donations - Designated	5,000.00
Total 4030 Donations- Non-Received	16,980.00
4050 Grant Income (Government Funding)	193,894.18
4100 Farm Rentals - Burgoyne	8,212.37
4110 Property Rentals - The Root	13,482.00
4120 Equipment Rental	1,368.50
4145 Root Kitchen Revenue	9,032.45
4150 Workshops - Revenue	25.00
4200 Garden Fees	-51.15
4440 Interest Revenue	2,602.02
4460 Miscellaneous Revenue	850.50
Services	42,998.00
Total Income	325,577.21
GROSS PROFIT	325,577.21
EXPENSES	
5150 Workshop/Programming	9,748.97
5160 Cleaning Supplies	876.66
5190 Subcontractors	150,905.94
5210 Small Tools & Supplies	113.10
5405 Payroll Expenses	
Government Summer Program Funding	-4,157.00
Taxes	5,312.65
Wages	55,626.28
Total 5405 Payroll Expenses	56,781.93
5608 Accounting Expenses	3,841.72
5611 Bookkeeping Expenses	6,216.11
5615 Advertising & Promotion	5,456.83
5617 Fund Raising Expense	307.06
5626 Board Meeting Expenses	728.90
5646 Commissions & Fees	-186.06
5679 Insurance	5,160.97
5690 Interest & Bank Charges	383.02
5691 Mortgage Interest Expense	22,627.80
5700 Office Supplies	904.76
5702 Professional Development	3,310.81
5720 Licenses & Dues	-730.36
5730 Motor Vehicle Expenses	1,218.73
5740 Miscellaneous Expenses	400.00
5741 Membership Fees	100.00
5765 Repair & Maintenance	4,919.70
5772 BVCF Capital Spending	6,513.36

	Total
5773 Root Capital Spending	32,051.78
5795 Utilities	16,681.12
5803 Materials & Supplies	1,785.92
Indigenous Weekend Expenses	11,175.35
Uncategorized Expense	20.00
Total Expenses	341,314.12
PROFIT	\$ -15,736.91

Indigenous Peoples Weekend 2026 Including Indigenous Artist Summer Showcase — Budget (Total \$84,900)

EXPENSES

1) Artist Fees (performances and engagement) -- \$24,500	
• Headliner fees (3 artists: Terri-Lynn Williams-Davidson, Kym Gouchie, Ed Peckeeekoot)	\$15,000
• Local & regional performer fees (12-18 sets across 3 days)	\$9,000
• Workshop / artist talk / Q&A facilitation fees	\$500
2) Artist Travel & Accommodation — \$6,900	
• Travel (ferries/flights/ground transport)	\$2,500
• Accommodation (2-3 nights where required)	\$3,000
• Per diems	\$1,400
3) Venues & Production (presentation conditions) — \$12,000	
• Venue rentals / permits (Fairgrounds + gazebo / indoor backup)	\$3,000
• Sound system + engineer + stagehands	\$7,500
• Basic lighting / backline / stage needs	\$1,500
4) Elder Feast and participation — \$30,900	
• Elders - honoraria	\$6,400
• Non-Elders - honoraria	\$4,100
• Travel reimbursement.....	\$2,200
• Handshakes for speakers.....	\$3,500
• Gifts for Elders.....	\$4,200
• Food for Elders feast	\$6,500
• Venue for Elders feast.....	\$2,500
• Feast Coordinator.....	\$1,500
5) Opening Ceremonies — \$4,800	
• Teepee rental	\$500
• Teepee set up fee.....	\$500
• Food and drinks.....	\$1,400
• Port-a-potty rental.....	\$400
• Honoraria for ceremonial dancers.....	\$2,000

6) Marketing & Audience Reach — \$3,300	
• Design/print/posters + listings + digital promotion	\$1,800
• Community engagement coordinator.....	\$1,500
7) Administration & Volunteer Support — \$2,500	
• Presenter/admin coordination (contracts, schedules, reporting)	\$1,500
• Volunteer coordination & support (training, shirts, water/snacks)	\$1,000
TOTAL EXPENSES: \$84,900	

REVENUES (Balanced)

• CRD grant-in-aid.....	\$5,000
• SSIF Community Grant.....	\$15,000
• Canada Arts Presentation Fund (CAPF) request (50% of eligible)	\$27,000
• REFBC request.....	\$5,000
• SSI Legion request	\$5,450
• SSI Natural Cemetery.....	\$2,000
• Cash on hand from 2025.....	\$5,000
• Private donations.....	\$1,250
• In-kind donations.....	\$19,200
TOTAL REVENUES: \$84,900	



Making a difference...together

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: Graffiti Theatre

[REDACTED]

Contact(s): Rebecca Nygard [REDACTED] [REDACTED]
name) phone) fax)

[REDACTED]

Email address

Contact(s): Mary Kastle [REDACTED] [REDACTED]
name) phone) fax)

[REDACTED]

Email address

Application Summary

Project or purpose for which you require assistance:

Convergence Festival will celebrate its 5-year anniversary in 2026! This free all-ages music festival on Salt Spring Island features local musicians, youth, and Canadian touring artists. Occurring in late September, it turns the Creekside parking lot into a music-filled "town square", bringing local community together after the busy tourist season. This year, the festival

Amount of grant requested \$ 3,500

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

Rebecca Nygard
(signature of authorized signatory)

April 15, 2025
title)

Rebecca Nygard
(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?

Graffiti Theatre is a cornerstone of the Performing Arts Community on Salt Spring Island. In addition to producing theatre annually, we partner with small informal local groups to provide administration, access to funding, insurance coverage, and production support so that community members can create, collaborate, and add to our local culture.

Our involvement with Convergence Festival aligns with all of our organizational goals in collaborating with cross-sector community organizations, supporting the momentum of prolific local artists and creating events that are accessible and meaningful for a broad spectrum of community members.

Convergence Festival will celebrate its 5-year anniversary in 2026! This free all-ages music festival on Salt Spring Island features local musicians, youth, and Canadian

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

Convergence Festival takes place in the heart of Ganges, in the Creekside parking lot between Mateada, Barb's, and Salt Spring Coffee. Last year, the event attracted 700 people and as a free event, benefits all the surrounding businesses, residents, regional residents, and tourists here in the shoulder season. It's a way for friends, neighbours, and acquaintances to reclaim Ganges after a busy season and reconnect with each

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.

Convergence's production team is currently entirely volunteer. Event production crew and artists will be paid in accordance with the festival's ethos of generating economic opportunities for local and feature acts, sound engineers, and technical talent. Budget pending, there will be honoraria allocated to the production team for their time and effort in organizing and running the festival.

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

Graffiti Theatre has approximately 150 members/volunteers and has been in operation for 31 years.

In partnership with Graffiti Theatre, Convergence Festival is produced by Mary Kastle and Tommy van Deursen.

Project / Proposal Profile

1. Assistance is being requested for:

capital project and / or equipment

special event

other purpose (special event _____)

2. Please describe the proposal for which you are requesting assistance. Attach additional information if required.

Convergence Festival will be celebrating its 5th anniversary in 2026! We want to capitalize on this momentous occasion to expand the festival and invite the participation of even more of the Salt Spring community members and artists. Based on feedback from locals, participating artists, and local businesses, there is a will to expand this event.

The opportunity to expand the festival to 1.5 days will allow the inclusion of more local acts and offer more opportunities to ensure a diverse representation of the many "micro" music scenes on the island - jazz, folk, country, rock, blues, and long standing multi-generational collaborations.

The Convergence team remains committed to providing a high-quality professional opportunity for local artists and sound technicians. Increasing our budget by 30% will allow the festival to accommodate 10 local acts overall and 2 feature headliners, ensuring everyone is properly compensated for their efforts.

Since SS Arts' has now cancelled their Summer Outdoor Concert Series, Convergence will be filling a gap in free outdoor musical performances on island this summer, providing a vital forum for connection and inclusion for locals of all ages through the

3. Please describe how this proposal will benefit the community.

Convergence creates opportunities and achieves goals on multiple levels:

- For locals, it offers a high-quality, professional live music experience right in their backyard, convening community in the spirit of respect and inclusion. It's a way for friends, neighbours, and acquaintances to reclaim Ganges after a busy season and reconnect with each other. The wide variety of music, vendors, and booths draw in all demographics to celebrate and enjoy the healing power of music together.
- For visiting audiences, it showcases the island's cultural richness and musical diversity.
- For artists, it provides a rare professional platform that supports both local talent and touring acts, raising the profile of island musicians while also attracting new voices from outside the region. Having an opportunity to perform on a proper stage with professional sound and lights to a sizeable crowd elevates local artists performance capacity, drives further engagement with their careers, and nurtures the development of local audiences. It's an opportunity to represent a diversity of artists and showcase some of Salt Spring's finest musical talent.
- It garners support from the community, for the community, through a growing circle of Salt Spring organizations committed to supporting free community arts and helping

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)
Wilding Foundation	\$7,500	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Berman Foundation	\$7,500	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
SSI Foundation	\$6,000	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
SS Arts	\$1,000	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

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
2025	\$2,000	Convergence Festival 2025
2024	\$3,500	Convergence Festival 2024

4. Does your organization:

Offer direct financial assistance to individuals or families? Yes No

Provide services that fall within the mandate of either a senior government or a local service agency? Yes No

Provide an opportunity for individuals to make direct Contributions to the project (e.g., fundraising for the project)? Yes No

Or, is your organization:

part of a Provincial or National fund raising campaign? Yes No

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

Convergence Festival

Grants in Aid Application - 2026

Application Submitted By

Name and Address of Applicant: Graffiti Theatre

Address: [REDACTED]

Contact(s): [REDACTED]

(name) (phone) (fax)

Email address

Contact(s): [REDACTED]

(name) (phone) (fax)

Email address

Application Summary

Project or purpose for which you require assistance:

Convergence Festival will celebrate its 5-year anniversary in 2026! This free all-ages music festival on Salt Spring Island features local musicians, youth, and Canadian touring artists. Occurring in late September, it turns the Creekside parking lot into a music-filled "town square", bringing local community together after the busy tourist season. This year, the festival will expand the event to 1.5 days by adding a Friday evening component to accommodate even more local acts and a couple of stellar headliners.

Amount of grant requested \$ 3,500

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?

Graffiti Theatre is a cornerstone of the Performing Arts Community on Salt Spring Island. In addition to producing theatre annually, we partner with small informal local groups to provide administration, access to funding, insurance coverage, and production support so that community members can create, collaborate, and add to our local culture.

Our involvement with Convergence Festival aligns with all of our organizational goals in collaborating with cross-sector community organizations, supporting the momentum of prolific local artists and creating events that are accessible and meaningful for a broad spectrum of community members.

Convergence Festival will celebrate its 5-year anniversary in 2026! This free all-ages music festival on Salt Spring Island features local musicians, youth, and Canadian touring artists. Occurring in late September, it turns the Creekside parking lot into a music-filled “town square”, bringing local community together after the busy tourist season. This year, the festival will expand the event to 1.5 days by adding a Friday evening component to accommodate even more local acts and a couple of stellar headliners.

Specifically, Convergence provides an employment opportunity for several dozen local musicians and tech talent, as well as economic opportunities for food vendors, local businesses, and other organizations to showcase their offerings.

Convergence uplifts local musical and event production talent, builds community connections, and inspires engagement, improving mental wellness and cultural enrichment for what many of last year’s 700+ attendees called “the highlight of the summer”.

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

Convergence Festival takes place in the heart of Ganges, in the Creekside parking lot between Mateada, Barb’s, and Salt Spring Coffee. Last year, the event attracted 700 people and as a free event, benefits all the surrounding businesses, residents, regional

residents, and tourists here in the shoulder season. It's a way for friends, neighbours, and acquaintances to reclaim Ganges after a busy season and reconnect with each other. The wide variety of music, vendors, and booths draw in all demographics to celebrate and enjoy the healing power of music together.

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

Yes

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

Convergence's production team is currently entirely volunteer. Event production crew and artists will be paid in accordance with the festival's ethos of generating economic opportunities for local and feature acts, sound engineers, and technical talent. Budget pending, there will be honoraria allocated to the production team for their time and effort in organizing and running the festival.

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

Graffiti Theatre has approximately 150 members/volunteers and has been in operation for 31 years.

In partnership with Graffiti Theatre, Convergence Festival is produced by Mary Kastle and Tommy van Deursen.

Project / Proposal Profile

1. 2. 3. Assistance is being requested for: Convergence Festival

capital project and / or equipment

special event - X

other purpose (_____)

Please describe the proposal for which you are requesting assistance. Attach additional information if required.

Convergence Festival will be celebrating its 5th anniversary in 2026! We want to capitalize on this momentous occasion to expand the festival and invite the participation of even more of the Salt Spring community members and artists. Based on feedback from locals, participating artists, and local businesses, there is a will to expand this event.

The opportunity to expand the festival to 1.5 days will allow the inclusion of more local acts and offer more opportunities to ensure a diverse representation of the many “micro” music scenes on the island - jazz, folk, country, rock, blues, and long standing multi-generational collaborations.

The Convergence team remains committed to providing a high-quality professional opportunity for local artists and sound technicians. Increasing our budget by 30% will allow the festival to accommodate 10 local acts overall and 2 feature headliners, ensuring everyone is properly compensated for their efforts.

Since SS Arts’ has now cancelled their Summer Outdoor Concert Series, Convergence will be filling a gap in free outdoor musical performances on island this summer, providing a vital forum for connection and inclusion for locals of all ages through the arts.

The timeline for the Convergence Festival is:

January-May 2026

– Secure funding and sponsorships

February-July 2026

-Curate lineup and confirm local and touring acts

-Confirm live sound tech and other support staff/volunteers

July 2026

-Preliminary festival announcement

-Secure food vendors

August 1, 2026

-Full festival announcement with artist lineup

September 18/19

-Festival dates

September 20-December 1st

-Complete grants

-Publish thank you and wrap-up posts

-Begin plans and early grant applications for 2027

Please describe how this proposal will benefit the community.

Convergence creates opportunities and achieves goals on multiple levels:

- For locals, it offers a high-quality, professional live music experience right in their backyard, convening community in the spirit of respect and inclusion. It's a way for friends, neighbours, and acquaintances to reclaim Ganges after a busy season and reconnect with each other. The wide variety of music, vendors, and booths draw in all demographics to celebrate and enjoy the healing power of music together.
- For visiting audiences, it showcases the island's cultural richness and musical diversity.
- For artists, it provides a rare professional platform that supports both local talent and touring acts, raising the profile of island musicians while also attracting new voices from outside the region. Having an opportunity to perform on a proper stage with professional sound and lights to a sizeable crowd elevates local artists performance capacity, drives further engagement with their careers, and nurtures the development of local audiences. It's an opportunity to represent a diversity of artists and showcase some of Salt Spring's finest musical talent.
- It garners support from the community, for the community, through a growing circle of Salt Spring organizations committed to supporting free community arts and helping bridge the gap between the island's many small music scenes. This year's festival will include many previous sponsors as well as new ones, including Wilding Foundation, Berman Foundation, Graffiti Theatre, SS Exchange, Country Grocer, Mateada/David Karr, and Harvest Moon Cannabis and Voyage Liquor. In addition, South End Sausage will likely return as a food vendor as well. By remaining free and accessible, Convergence ensures inclusivity without sacrificing quality, making it both a cultural highlight and a community cornerstone.

Funding and Financial Information

1. Attach supporting financial information, i.e., budget / financial report. Ensure the following information is clearly itemized;

o project ,

o grants / funding from other sources,

o funding contributed by applicant through fund raising activities or other sources of revenue and,

o 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

Status of Grant Application

Approved

(Y)

Denied

(Y)

Pending Y

(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

2025 - \$2,000 - production costs

2024 - \$3,500 – Chamber of Commerce – production costs

4. Does your organization:

Offer direct financial assistance to individuals or families? Yes **No**

service agency? Yes **No**

Yes No

Provide services that fall within the mandate of either

a senior government or a local Provide an opportunity for individuals to make direct

Contributions to the project (e.g., fundraising for the project? Or, is your organization:

part of a Provincial or National fund raising campaign? Yes **No**

The information provided in Section 4 is for data collection purposes.

Convergence Festival 2026 - Grants in Aid Budget				
Expenses	Unit cost	# of Units	Total	
Artist Fees	\$1,000	10	\$10,000	
Off island artist fees	\$5,000	2	\$10,000	
Sound engineer + assistant + stage equipment	\$3,500	1	\$3,500	
Site Supplies (Tent, Lights, Porta-poties)	\$2,300	1	\$2,300	
Event Insurance	\$1,200	1	\$1,200	
Security Contractors (Door, Site)	\$1,400	1	\$1,400	
Advertising & Promo	\$600	1	\$400	
Production Manager	\$1,600	1	\$1,600	
Partnerships Manager	\$1,600	1	\$1,600	
Total			\$32,000	
Revenues				
Berman Foundation		confirmed	\$7,500	
David Karr		confirmed	\$3,000	
Wilding Foundation		confirmed	\$7,500	
Country Grocer/Voyage Liquor		confirmed	\$500	
Harvest Moon Cannabis		confirmed	\$3,000	
SS Exchange			in kind	
CRD - Grant in Aid		not confirmed	\$3,500	
SSI Foundation		not confirmed	\$6,000	
SS Arts Community Grant		not confirmed	\$1,000	
Total			\$32,000	

GRAFFITI THEATRE COMPANY SOCIETY
Compiled Financial Information
Year Ended December 31, 2025



COMPILATION ENGAGEMENT REPORT

To the Management of Graffiti Theatre Company Society

On the basis of information provided by management, we have compiled the statement of financial position of Graffiti Theatre Company Society as at December 31, 2025, and the statements of revenues and expenditures and changes in fund balances for the year then ended, and Note 1, which describes the basis of accounting applied in the preparation of the compiled financial information ("financial information").

Management is responsible for the accompanying financial information, including the accuracy and completeness of the underlying information used to compile it and the selection of the basis of accounting.

We performed this engagement in accordance with Canadian Standard on Related Services (CSRS) 4200, *Compilation Engagements*, which requires us to comply with relevant ethical requirements. Our responsibility is to assist management in the preparation of the financial information.

We did not perform an audit engagement or a review engagement, nor were we required to perform procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an audit opinion or a review conclusion, or provide any form of assurance on the financial information.

Readers are cautioned that the financial information may not be appropriate for their purposes.

MCLEAN, LIZOTTE, WHEADON AND COMPANY
Chartered Professional Accountants

Salt Spring Island, British Columbia
March 25, 2026

GRAFFITI THEATRE COMPANY SOCIETY
Statement of Financial Position
December 31, 2025

	2025	2024
ASSETS		
CURRENT		
Cash	\$ 9,337	\$ 27,965
Accounts receivable	950	950
	<u>10,287</u>	28,915
CAPITAL ASSETS (Note 2)	<u>61,675</u>	61,675
	<u>\$ 71,962</u>	<u>\$ 90,590</u>
LIABILITIES AND FUND BALANCES		
CURRENT		
Accounts payable	\$ 2,050	\$ 2,050
FUND BALANCES		
General fund	5,817	19,567
Capital asset fund	61,675	61,675
Externally restricted fund	2,420	7,298
	<u>69,912</u>	88,540
	<u>\$ 71,962</u>	<u>\$ 90,590</u>

APPROVED ON BEHALF OF THE BOARD

Authentisign
Rebecca Nygard

GRAFFITI THEATRE COMPANY SOCIETY
Statement of Revenues and Expenditures
Year Ended December 31, 2025

	2025	2024
REVENUES		
Grants from charitable foundations	\$ 20,000	\$ 48,000
Box office	14,227	26,795
BC Gaming grant	10,000	23,000
Donations	3,147	2,000
	<u>47,374</u>	<u>99,795</u>
PROGRAM DELIVERY		
Actor and musician fees	15,187	4,911
Advertising	1,629	617
Director fees	6,000	7,000
Equipment storage	2,258	3,896
Insurance	1,310	1,310
Lighting and sound	1,951	-
Producer fees	4,730	10,250
Rehearsal and performance rental	8,310	3,762
Stage and costume supplies	1,629	4,143
Technical crew	4,211	500
	<u>47,215</u>	<u>36,389</u>
	<u>159</u>	<u>63,406</u>
ADMINISTRATION		
Interest and bank charges	43	1,704
Office	5,744	2,201
Administrator fees	13,000	8,000
	<u>18,787</u>	<u>11,905</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	\$ (18,628)	\$ 51,501

GRAFFITI THEATRE COMPANY SOCIETY
 Statement of Changes in Fund Balances
 Year Ended December 31, 2025

	General Fund	Capital asset Fund	Externally Restricted Fund	2025	2024
FUND BALANCES - BEGINNING OF YEAR	\$ 19,567	\$ 61,675	\$ 7,298	\$ 88,540	\$ 37,039
DEFICIENCY OF REVENUES OVER ADMINISTRATION	(13,750)	-	(4,878)	(18,628)	51,501
FUND BALANCES - END OF YEAR	\$ 5,817	\$ 61,675	\$ 2,420	\$ 69,912	\$ 88,540

GRAFFITI THEATRE COMPANY SOCIETY
Notes to Compiled Financial Information
Year Ended December 31, 2025

1. BASIS OF ACCOUNTING

The basis of accounting applied in the preparation of the statement of financial position of Graffiti Theatre Company Society as at December 31, 2025, and the statements of revenues and expenditures and changes in fund balances for the year then ended is the historical cost basis and reflects cash transactions with the addition of:

- Investments recorded at cost;
- Property, plant and equipment is recorded at historical cost
- Accounts payable and accrued liabilities.

2. PROPERTY, PLANT AND EQUIPMENT

	Cost	Accumulated amortization	2025 Net book value	2024 Net book value
Equipment	\$ 61,675	\$ -	\$ 61,675	\$ 61,675

3. REMUNERATION

On November 28, 2016, the new British Columbia Societies Act came into force. Included in the new Act is a requirement to disclose the remuneration paid to all directors, the ten highest paid employees and all contractors who are paid at least \$75,000 annually.

During the year, the Society did not pay any remunerations in excess of \$75,000 to any one director, employee, or contractor.



Making a difference...together

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: Lookout Housing and Health Society
161 Drake Rd, Salt Spring Island, BC V8K 0B4

Contact(s): Corey Burtini [REDACTED]
(name) (phone) (fax)

[REDACTED]
Email address

Contact(s): Kaleigh Barton [REDACTED]
(name) (phone) (fax)

[REDACTED]
Email address

Application Summary

Project or purpose for which you require assistance:

On-site Community Garden

Amount of grant requested \$ 3,817.00

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]
(signature of authorized signatory)

CFO
(title)

Leo Lu
(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?

Lookout Housing and Health Society provides housing, health and support services to people who are homeless or at risk of homelessness at our Drake Road Supportive Housing Residence, located at 161 Drake Road on Salt Spring Island, and in 22 other communities across British Columbia. Drake Road is one of two housing residences on the island.

Throughout Lookout, we offer a range of programs, housing and health solutions including shelters, outreach teams, 2 community resource centres, medical and dental clinic, food bank, needle distribution and community cleanup, HIV and Hep C supports, and numerous peer and employment programs, serving more than 6,000 people daily.

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

Housing and support services on Salt Spring Island, BC.
Also serving 23 municipalities on Vancouver Island and the Lower Mainland, BC.

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.

During the years ended 31 March 2024 and 31 March 2025 the amounts paid to the Board of Directors of the Society for acting in their noted capacity was \$0 (2024 \$0).

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

Established in 1971 and incorporated in 1974.
5494 volunteers

Project / Proposal Profile

1. Assistance is being requested for:

capital project and / or equipment

special event

other purpose (Capital project and equipment _____)

2. Please describe the proposal for which you are requesting assistance. Attach additional information if required.

We will construct a small garden at our Drake Road Supportive Housing Residence that can be tended collaboratively between tenant support workers and residents to foster engagement, relationship building, and promote positive outdoor activities. To protect the garden from wildlife, we will set up a deer/wildlife fence and to making gardening more accessible to those with mobility challenges, we will construct garden boxes at knee height to limit bending required to participate. The area is close to our front doorway and a water source. We need funds to complete these infrastructural improvements and to purchase soil, amendments, and a collection of tools for the site.

3. Please describe how this proposal will benefit the community.

The garden will provide a space for communication, relaxation, a seasonal connection with nature. The project will encourage togetherness, belonging and a shared pride in the building site. Several residents at Drake Road have expressed interest in growing food to offset rising food costs, to gain access to healthy produce and to enjoy the process. The gardening programs at other Lookout residences have been very successful, with participants reporting that they feel calmer and more connected to nature as well as fellow residents. They take pride in their produce with every successful season, which has built their self-confidence.

Additionally, our local food bank has not allowed residents of Drake Road to access their services due to a significant decrease in donations. While residents are provided with 2 meals a day, some continue to cook for themselves and exercising this independence is an important aspect of wellness. Growing food on-site would increase access to healthy ingredients and the food security of our vulnerable residents.

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)
Salt Spring Foundation	\$ 15,000.00	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

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

Provide services that fall within the mandate of either a senior government or a local service agency? Yes No

Provide an opportunity for individuals to make direct Contributions to the project (e.g., fundraising for the project)? Yes No

Or, is your organization:

part of a Provincial or National fund raising campaign? Yes No

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

Infrastructure:

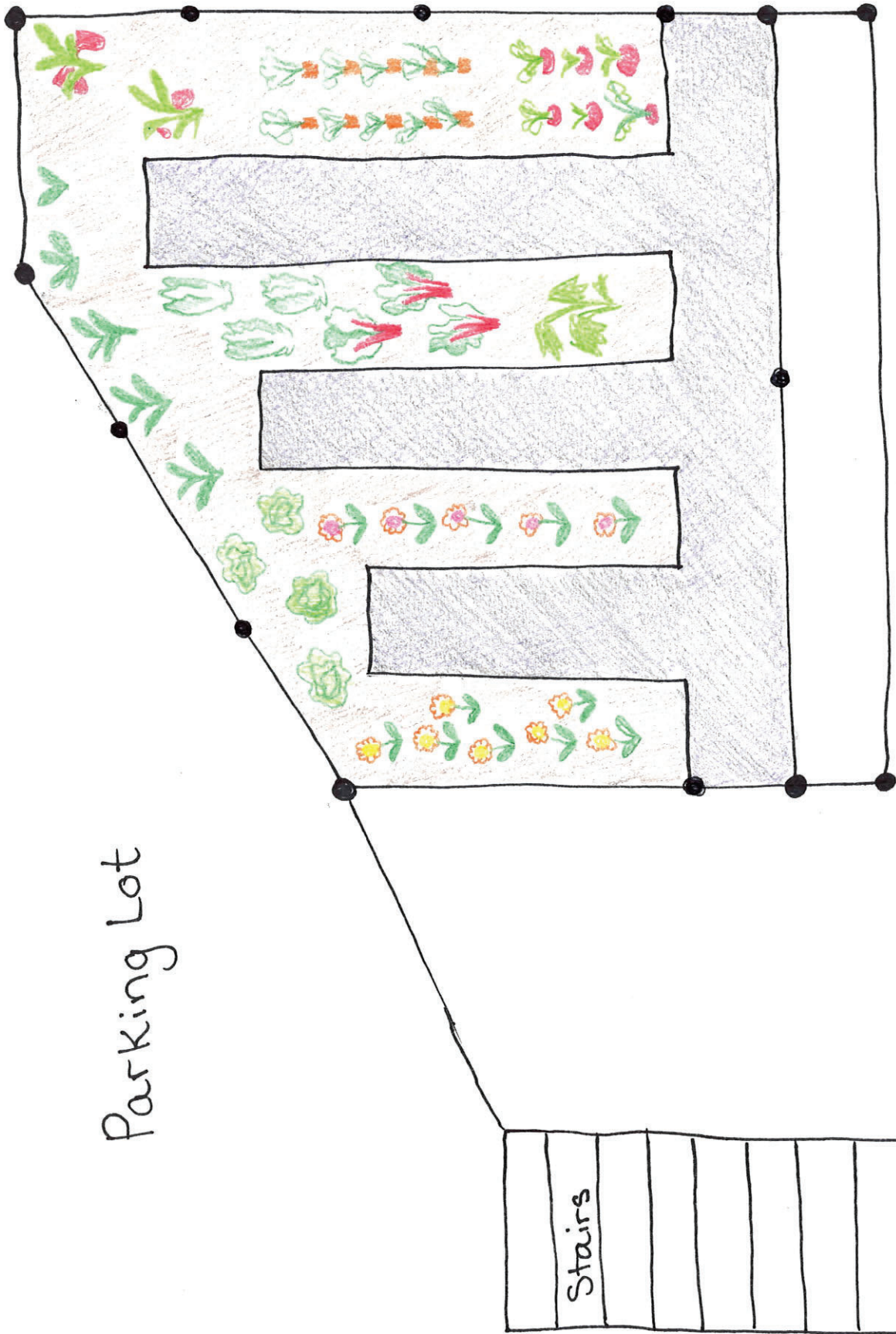
- Deer/Rabbit fencing ~106ft + cedar gate (materials and labour) \$2150
- wood for boxes \$500
- screws/nails \$50
- soil/compost \$300

Tools/materials:

- wheelbarrow \$50
- shovel x2 \$40/each
- Hand tools (hand rake, trowels x3, clippers) \$100
- small rake \$30
- buckets \$ 30
- seedling trays \$30
- mini greenhouse \$70
- seeds \$150
- watering cans x2 \$10/each
- hoses \$50
- sprayer nozzle \$15
- organic fertilizer \$30
- lime \$15
- harvest containers (small Rubbermaid) x2 \$11/each
- tomato cages \$20
- small wooden stakes (for labelling) \$20
- Sharpie markers (for labelling) \$10
- trellis material (light netting and stakes) \$50
- twine \$5
- potting soil \$20

Total: \$3817

Parking Lot



Water

Reception

Front Entrance

Stairs



Lookout Housing and Health Society
Financial Statements
For the Year Ended 31 March 2025



Tel: 604 688 5421
Fax: 604 688 5132
vancouver@bdo.ca
www.bdo.ca

BDO Canada LLP
Unit 1100 - Royal Centre
1055 West Georgia Street
Vancouver, BC V6E 3P3 Canada

Independent Auditor's Report

To the Board of Directors of Lookout Housing and Health Society

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of Lookout Housing and Health Society (the "Society"), which comprise the Statement of Financial Position as at March 31, 2025, and the Statements of Operations, Changes in Net Assets, and Cash Flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Society as at March 31, 2025, and its results of operations, changes in net assets, and cash flows for the year then ended in accordance with Canadian accounting standards for not-for-profit organizations.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Society in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian accounting standards for not-for-profit organizations, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Society's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Society, or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Society's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally-accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.



As part of an audit in accordance with Canadian generally-accepted auditing standards we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. But not for the purpose of expressing an opinion on the effectiveness of the Society's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Society's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However future events or conditions may cause the Society to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Report on Other Legal and Regulatory Requirements

As required by the Societies Act of British Columbia, we report that, in our opinion, the accounting principles in Canadian Accounting standards for not-for-profit organizations have been applied on a basis consistent with that one of the preceding year.

BDO Canada LLP

Chartered Professional Accountants

Vancouver, British Columbia

July 21, 2025

Statement of Financial Position

As at 31 March	Note	2025	2024
ASSETS			
Current Assets			
Cash and equivalents		\$ 39,927,819	\$ 24,026,615
Accounts receivable	(8.a)	5,278,038	7,100,197
Goods and services tax receivable	(8.b)	395,763	444,866
Prepaid amounts and deposits	(5)	518,004	356,313
Due from Lookout Foundation		-	1,726,821
		46,119,624	33,654,812
Investments	(4)	6,320,827	6,022,998
Capital Assets	(6)	132,919,824	102,987,099
		\$ 185,360,275	\$ 142,664,909
LIABILITIES			
Current Liabilities			
Accounts payable and accrued liabilities	(7)	\$ 20,749,384	\$ 15,896,165
Due to Lookout Foundation	(10)	153,939	-
Security deposits		420,106	358,219
Deferred contributions	(9)	26,350,602	17,482,436
Current portion of mortgages payable	(12)	1,459,873	1,449,706
		49,133,904	35,186,526
Replacement Reserves	(11)	2,557,236	2,084,728
Mortgages and Loan Payable	(12)	57,474,738	39,296,907
Forgivable Loans Payable	(13)	24,148,427	23,311,101
Deferred Capital Contributions	(14)	32,341,267	28,106,309
		\$ 165,655,572	\$ 127,985,571
NET ASSETS			
Invested in capital assets		17,702,738	11,054,404
Internally restricted	(16)	2,400,703	1,666,003
Unrestricted		(398,738)	1,958,931
		19,704,703	14,679,338
		\$ 185,360,275	\$ 142,664,909


Director

Signed by: Grant Smith
Time: 18/07/2025 4:46 P...
6b396966-1211-45e5-b0...


Director

Signed by: Chuck Puchmayr
Time: 18/07/2025 4:53 P...
6b396966-1211-45e5-b0...

Statement of Operations

For the year ended 31 March	Note	2025	2024
Revenue			
British Columbia Housing Management Commission		\$ 49,850,855	\$ 39,043,134
Vancouver Coastal Health Authority		11,700,084	9,863,870
Fraser Health Authority		12,531,855	9,336,185
Rental income		7,156,583	6,222,843
Provincial government		2,876,505	4,289,429
Not-for-profit grants/subcontracts		1,630,389	2,963,333
Vancouver Island Health Authority		1,983,736	1,879,377
Federal government		1,254,098	1,476,290
Municipal governments		840,233	1,404,488
Amortization of deferred capital contributions	(14)	1,458,305	1,330,956
Investment income		1,043,952	1,069,667
Client user fees		1,088,852	844,428
Other revenue		528,127	285,597
Recognition of forgivable loans payable		210,149	210,149
Donations	(17)	283,324	101,988
		\$ 94,437,047	\$ 80,321,734
Expenses			
Salaries and benefits		\$ 64,678,210	\$ 54,111,212
Program delivery		5,290,772	5,148,632
Service contracts	(10)	5,127,250	4,001,459
Renovations, repairs and maintenance		4,313,019	3,997,048
Food		3,952,148	2,735,393
Amortization of capital assets		2,890,056	2,696,648
Utilities		1,939,814	1,782,391
Office and general		2,333,042	1,524,018
Interest on mortgages payable		1,198,894	1,036,607
Professional fees		359,347	436,408
Transportation and travel		347,710	356,481
Insurance		536,705	339,989
Property taxes		237,880	209,606
		93,204,847	78,375,892
Excess of revenues over expenses		\$ 1,232,200	\$ 1,945,842

Statement of Changes in Net Assets

	Invested in capital Assets	Internally restricted	Unrestricted	Total
Balance as of 01 April 2023	\$ 11,459,327	\$ 1,638,403	\$ (364,234)	\$ 12,733,496
Excess (deficiency) of revenues over expenses	(1,155,543)	-	3,101,385	1,945,842
Receipt of forgivable loan	(8,070,452)	-	8,070,452	-
Acquisition of capital assets	23,309,432	-	(23,309,432)	-
Net change in mortgage payable	(1,004,837)	-	1,004,837	-
Receipt of deferred capital contributions	(10,477,278)	-	10,477,278	-
Net change in loan payable	(3,419,443)	-	3,419,443	-
Interfund transfers	413,198	27,600	(440,798)	-
Balance as of 31 March 2024	\$ 11,054,404	\$ 1,666,003	\$ 1,958,931	\$ 14,679,338
Balance as of 01 April 2024	\$ 11,054,404	\$ 1,666,003	\$ 1,958,931	\$ 14,679,338
Excess (deficiency) of revenues over expenses	(29,086)	-	1,261,286	1,232,200
Amortization of Deferred Capital Contributions	1,458,305	-	(1,458,305)	-
Amortization of forgivable loan	210,149	-	(210,149)	-
Amortization of Tangible Capital Assets	(2,890,056)	-	2,890,056	-
Contribution of land	3,793,165	-	-	3,793,165
Acquisition of capital assets	29,029,616	-	(29,029,616)	-
Receipt of forgivable loan	(1,047,475)	-	1,047,475	-
Loan proceeds received	(19,605,359)	-	19,605,359	-
Loan repayments	1,422,338	-	(1,422,338)	-
Receipt of deferred capital contributions	(5,693,263)	-	5,693,263	-
Interfund transfers	-	734,700	(734,700)	-
Balance as of 31 March 2025	\$ 17,702,738	\$ 2,400,703	\$ (398,738)	\$ 19,704,703

Statement of Cash Flows

For the year ended 31 March	2025	2024
Operating Activities		
Excess of revenue over expense	\$ 1,232,200	\$ 1,945,842
Adjustments for non-cash items:		
Amortization of deferred capital contributions	(1,458,305)	(1,330,956)
Recognition of forgivable loan payable	(210,149)	(210,149)
Amortization of capital assets	2,890,056	2,696,648
	\$ 2,453,802	\$ 3,101,385
Changes in non-cash working capital items		
Accounts receivable	\$ 1,822,159	\$ (3,705,058)
Goods and services tax recoverable	49,103	(312,823)
Prepaid expenses and deposits	(161,690)	198,177
Accounts payable and accrued liabilities	4,858,196	3,250,528
Deferred contributions	8,868,166	(530,225)
Security deposits	61,885	22,720
Due from (to) Lookout Foundation	1,880,760	(1,670,550)
	\$ 19,832,381	\$ 354,154
Financing Activities		
Proceeds from mortgage payable	\$ 19,605,359	\$ 5,748,082
Repayment of mortgage payable	(1,422,338)	(1,373,803)
Receipt of forgivable loans	1,047,475	8,070,452
Replacement reserves funding	675,081	421,640
Expenditures of replacement reserves	(202,572)	(260,506)
Receipt of deferred capital contributions	5,693,263	10,477,278
Funding received for land purchase	3,793,165	-
	\$ 29,189,433	\$ 23,083,143
Investing activities		
Acquisitions of investments	\$ (297,829)	\$ (273,967)
Acquisition of capital assets	(32,822,781)	(23,309,432)
	\$ (33,120,610)	\$ (23,583,399)
Net increase (decrease) in cash	\$ 15,901,204	\$ (146,102)
Cash and cash equivalents, beginning of the year	24,026,615	24,172,717
Cash and cash equivalents, end of year	\$ 39,927,819	\$ 24,026,615

Notes to the Financial Statements for the year ended 31 March 2025

1. Nature of operations

Lookout Housing and Health Society was incorporated on 19 July 1974 under the laws of the Societies Act (BC) as a not-for-profit organization originally under the name of Lookout Emergency Aid Society and is a registered charity under the Income Tax Act. The Society provides housing and a range of support services to adults with low or no income who have few, if any, housing or support options. The Society operates 168 programs located with 90 sites and includes 2,425 housing and shelter units.

2. Summary of Significant Accounting Policies

These financial statements are prepared in accordance with Canadian Accounting Standards for Not for Profit Organizations and reflect the following significant accounting policies:

a) Revenue Recognition

The Society follows the deferral method of accounting for contributions.

Revenue is recognized from various sources as outlined below:

- i) Restricted contributions are recognized as revenue in the year in which the related expenses are incurred.
- ii) Restricted contributions for the purchase of capital assets that will not be amortized, such as land, are recognized as direct increase in net assets.
- iii) Unrestricted contributions are recognized as revenue when received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured.
- iv) Capital contributions received for the acquisition of capital assets are deferred and amortized at the same rate as the amortization of the cost of the related capital asset.
- v) Investment income includes dividend and interest income recorded on the accrual basis, as well as realized investment gains and losses and unrealized gains and losses on financial instruments subsequently measured at fair value. Investment income is included in the statement of operations, or deferred depending on the nature of any external restrictions imposed on the investment income. Restricted investment income, including amounts related to replacement reserves, is recognized as revenue in the year in which the related expenses are incurred. Unrestricted investment income is recognized as revenue when earned.
- vi) Forgivable loans are recorded as liabilities and are amortized to income evenly over the life of the related acquired asset. The portion of the loan related to land is recorded as a direct contribution to net assets.

b) Cash Equivalents

Cash equivalents include highly liquid financial instruments with a term to maturity of ninety days or less at the date of acquisition. Cash equivalents are recorded at the lower of cost plus accrued interest and fair market value.

Notes to the Financial Statements for the year ended 31 March 2025

c) Capital Assets

Purchased capital assets are recorded at cost. Contributed capital assets are recorded at estimated fair value at the date of contribution.

Capital assets are recorded at cost less accumulated amortization. Amortization of capital assets is calculated using the straight line method over their estimated useful lives. The amortization periods applicable to the various classes of property and equipment are as follows:

Buildings	35-40 years
Leasehold improvements	30-40 years
Furniture and fixtures	5 years
Automotive	3 years
Computer hardware/software	3 years

The leased land is amortized over the lease term of 60 years, and is recorded at historical cost less accumulated amortization. Upon expiration of the lease contract, the property will revert to the lessor.

The prepaid building lease has a term of 60 years, and is recorded at historical cost less accumulated amortization.

Construction in progress is not amortized until completion of the project when the asset is ready for use.

d) Contributed Materials and Services

Contributed materials are recorded, when received, at estimated fair market value, only if they would otherwise be purchased.

The Society benefits greatly from contributed services in the form of volunteer time. Management estimates that 5,704 volunteers (2024 – 3,854 volunteers) contributed approximately 28,862 hours (2024 – 41,276 hours) to assist the Society in carrying out its services. Due to the difficulty in determining their fair value, contributed services are not recognized in the financial statements.

e) Employee Future Benefits

The Society and its employees make contributions to the Municipal Pension Plan and the employees accrue benefits under this plan based on years of service. The Society's contributions to the Municipal Pension Plan are expensed when incurred.

f) Use of Estimates

The preparation of financial statements in conformity with Canadian accounting standards for not for profit organizations requires the Society's management to make estimates and assumptions that affect the reported amount of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amount of revenues and expenses during the reporting period. These estimates are reviewed periodically, and, as adjustments become necessary, they are reported in operations in the period in which they become known.

The areas requiring the greatest degree of estimation are collectability of accounts receivable and the impairment of long-lived assets, the useful lives of capital assets, determining the fair value of contributed assets, allocation of forgivable loans between land and buildings and contingent assets or liabilities related to contract reviews by funders.

g) Financial Instruments

Financial instruments are recorded at fair value when acquired or issued. In subsequent periods, equities traded in an active market are reported at fair value, with any unrealized gains or losses reported in operations. All other financial instruments are reported at cost or amortized cost less impairment, if applicable. Financial assets are tested for impairment when changes in circumstances indicate the asset could be impaired. Transaction costs on the acquisition, sale, or issue of financial instruments are expensed for those items remeasured at fair value and added to the financial instrument's cost for those measured at amortized cost.

3. Financial Instruments Risk

The Society, through its financial assets and liabilities, is exposed to various risks. The following analysis provides a measurement of those risks on 31 March 2025. There have not been any changes in the risks from the prior year.

Notes to the Financial Statements for the year ended 31 March 2025

a) Interest Rate Risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Society is exposed to interest rate risk from the interest rate differentials between the market rate and the rates earned on investments and payable on mortgages.

In seeking to minimize the risk from interest rate fluctuations, the interest rates on the mortgages and most investments are fixed. Therefore, the Society is not exposed to significant interest rates risk with respect future cash flow.

b) Credit Risk

Credit risk is the risk that the Society will incur a loss due to the failure by its debtors to meet their contractual obligations. The organization is exposed to credit risk arising from its accounts receivable, which is managed by contracting with high quality funding partners, many of whom are government bodies, with defined contracts and by initiating a prompt collection process.

c) Liquidity Risk

Liquidity risk is the risk that the Society will not be able to meet its obligations as they fall due. The Society maintains adequate levels of working capital to ensure all its obligations can be met when they fall due. Management and the Board prepare detailed budgets and cash flow forecasts to monitor the available cash to manage liquidity. Before embarking on significant capital projects, the Society secures the necessary government grants and/or external financing.

d) Foreign Exchange Risk

Foreign exchange risk is the risk that the fair value or future cash flows of a financial instruments will fluctuate because of changes in foreign exchange rates. The Society's exposure to foreign exchange risk is not material.

4. Investments

As at year ended 31 March	2025	2024
Term deposits maturing between September 2025 to October 2028, at rates varying from 3.40% to 5.71%	\$ 5,425,569	\$ 5,167,584
GAFF Term deposit maturing February 2026, at a rate of 5.00%	353,106	336,240
RBC Premium Money Market Fund	513,803	487,080
Royal Bank of Canada shares	24,315	11,750
Other shares	4,034	20,344
	\$ 6,320,827	\$ 6,022,998

5. Prepaid amounts and deposits

As at year ended 31 March	2025	2024
Deposits	\$ 252,005	\$ 160,397
Prepayments	230,391	160,309
Cash held in trust by B.C. Housing Management Commission: Cedar Valley Residential	35,608	35,607
	\$ 518,004	\$ 356,313

Notes to the Financial Statements for the year ended 31 March 2025

6. Capital Assets

As at year ended 31 March 2025	Cost	Accumulated Amortization	2025 Net Book Value
	Land	\$ 29,211,889	\$ -
Buildings	81,718,717	29,039,140	52,679,577
Leasehold improvements	2,249,150	320,771	1,928,379
Leased land	3,224,436	1,418,368	1,806,068
Prepaid building lease	3,875,000	433,749	3,441,251
Furniture and fixtures	1,798,441	1,731,706	66,735
Automotive	1,569,265	1,220,971	348,294
Computer hardware/software	1,264,780	1,113,461	151,319
Construction in progress	43,286,312	-	43,286,312
	\$ 168,197,990	\$ 35,278,166	\$ 132,919,824

As at year ended 31 March 2024	Cost	Accumulated Amortization	2024 Net Book Value
	Land	\$ 23,758,182	\$ -
Buildings	66,689,049	26,753,357	39,935,692
Leasehold improvements	1,605,760	264,202	1,341,558
Leased land	3,224,436	1,364,627	1,859,809
Prepaid building lease	3,875,000	369,165	3,505,835
Furniture and fixtures	1,776,614	1,650,993	125,621
Automotive	1,368,329	1,039,693	328,636
Computer hardware/software	1,274,994	1,257,104	17,890
Construction in progress	32,113,876	-	32,113,876
	\$ 135,686,240	\$ 32,699,141	\$ 102,987,099

7. Accounts payable and accrued liabilities

As at year end 31 March	2025		2024
	Accrued payroll and benefits	\$ 8,623,169	\$
Construction payable	5,437,853		4,862,861
Trade accounts and other payables	6,087,924		3,716,686
Government remittances payable	600,438		458,205
	\$ 20,749,384	\$	15,896,165

Notes to the Financial Statements for the year ended 31 March 2025

8. a) Accounts receivable

As at year end 31 March

	2025	2024
Federal government*	\$ 273,735	\$ 3,061,042
BC Housing *	2,104,118	1,526,579
Not-for-profits	790,823	1,252,928
Health Authorities	340,931	822,448
Province of BC	404,006	310,338
Other	142,592	113,268
Municipal	1,159,649	13,594
Rents	62,184	-
	\$ 5,278,038	\$ 7,100,197

* BCH has not completed the annual review of fiscal year 2021, 2022, 2023, 2024 and 2025.

8. b) Goods and services tax receivable

As at year end 31 March

	2025	2024
GST receivable for capital project	\$ 270,553	\$ 344,475
GST receivable for operating	125,210	100,391
	\$ 395,763	\$ 444,866

9. Deferred Contributions

	Operating Grants	Rents	Donations	Total
Balance as of 01 April 2023	\$ 17,672,082	\$ 290,579	\$ 50,000	\$ 18,012,661
Amounts received during the year	51,859,195	413,277	-	52,272,472
Amounts recognized into revenue	(52,512,118)	(290,579)	-	(52,802,697)
Balance as of 31 March 2024	\$ 17,019,159	\$ 413,277	\$ 50,000	\$ 17,482,436
Balance as of 01 April 2024	\$ 17,019,159	\$ 413,277	\$ 50,000	\$ 17,482,436
Amounts received during the year	88,197,901	351,592	-	88,549,493
Amounts recognized into revenue	(79,268,050)	(413,277)	-	(79,681,327)
Balance as of 31 March 2025	\$ 25,949,010	\$ 351,592	\$ 50,000	\$ 26,350,602

Notes to the Financial Statements for the year ended 31 March 2025

10. Due to/from Lookout Foundation

The Lookout Foundation (the "Foundation") was incorporated in 2011 under the laws of the Societies Act (BC) as a not-for-profit organization and is a registered charity under the Income Tax Act. Its purpose includes soliciting and receiving donations to relieve poverty and advance healthcare for impoverished persons living in British Columbia by (directly or indirectly) supporting the objects and activities of Lookout Housing and Health Society. The Foundation is not a controlled entity of the Society as the organizations have independent boards of directors with no common board members. The amount receivable from or due to the Foundation is non-interest bearing, unsecured and repayable on demand.

During the year, the Society paid the Foundation services contract fees of \$4,891,077 (2024 - \$3,795,828) for administrative and facilities management, human resources and financial services, public relations and fundraising, as the senior operating team for Lookout Society are employees of Lookout Foundation.

The Society paid expense recoveries of \$131,806 (2024 - \$141,770) of which Nil (2024 - \$109,726) was for salaries. The transactions are recorded at the exchange amount, being the consideration established and agreed to by the related parties.

The Society transferred donations received for capital and operating contributions of \$491,116 (2024 - \$657,446) to the Foundation, in which \$228,570 (2024 - \$65,324) was for unrestricted use and \$262,546 (2024 - \$592,121) is restricted to future programs.

The Society received contributions from the Foundation of \$632,804, which were restricted for operational support (2024-\$1,855,474).

The Society received \$5,276 of restricted contributions (2024 - \$18,251) for vehicles and equipment and \$41,300 of restricted contributions for buildings (2024 - \$1,246,076).

11. Replacement Reserves

As at year ended Mar 31	2024	Annual Allocation	Expenditures	2025
First Place (BCH)	\$ 726,792	\$ 113,910	(127,236)	\$ 713,466
Yukon Housing Centre (BCH)	119,826	36,464	(3,751)	152,539
Jim Green (BCH)	79,280	35,917	(50,170)	65,027
Cliff Block (BCH)	46,097	1,400	-	47,497
Jeffrey Ross (BCH)	77,250	16,677	(11,259)	82,668
Rhoda Kaellis (BCH)	119,869	21,446	-	141,315
Belcourt Residence (City of Vancouver)	915,614	97,401	-	1,013,015
8820 Cartier (HAF)	-	351,865	(10,156)	341,709
	\$ 2,084,728	\$ 675,080	(202,572)	\$ 2,557,236

Under the terms of the agreements with BC Housing, Canada Mortgage and Housing Corporation, and the City of Vancouver, the Replacement Reserve liability accounts are to be credited in the amount determined by the approved budget provision per annum plus interest earned. As approved expenditures are made, the funding is drawn from the reserve and recognized as revenue.

The funders will review the expenditures and remaining funding on a periodic basis to ensure alignment with the relevant agreements. If expenditures are denied as eligible for replacement reserve funding adjustments will be recognized. At this time, BC Housing has not completed its reviews for the 2021, 2022, 2023, 2024 and 2025 fiscal year end. There were no adjustments recorded in the fiscal 2025 financial statements.

Notes to the Financial Statements for the year ended 31 March 2025

12. Mortgages and Loan Payable

For the years ended 31 March

	2025	2024
Cedar Valley Residence; 7251 Cedar Valley Connector, Mission	\$ 11,048,996	\$ 11,282,016
MCAP mortgage, bearing interest at 2.86% per annum, and repayable in monthly payments of \$45,896 including principal and interest. The mortgage will mature on 1 December 2029.		
Rhoda Kaellis Residence: 1105 Royal Avenue, New Westminster	4,857,743	5,054,595
MCAP mortgage, bearing interest at 1.52% per annum, repayable in monthly payments of \$22,669 including principal and interest. The mortgage will mature on 1 January 2031.		
544 Columbia Street, New Westminster	4,613,008	4,778,501
Vancity mortgage, bearing interest at 2.50% per annum, repayable in monthly payments of \$23,552 including principal and interest. The repayment terms are due for renewal on 8 March 2026.		
Belcourt; 947 East Hastings Street, Vancouver	3,471,474	3,549,695
MCAP mortgage, bearing interest at 2.48% per annum, and repayable in monthly payments of \$13,789 including principal and interest. The mortgage will mature on 1 October 2029.		
Jim Green Residence: 415 Alexander Street, Vancouver	1,772,818	2,036,468
Peoples Trust Company mortgage, bearing interest at 2.41% per annum, repayable in monthly payments of \$25,792 including principal and interest. The repayment terms are due for renewal on 1 May 2026. Secured by a fixed charge on real property.		
508 Powell Street, Vancouver	20,732,686	3,419,443
CMHC Repayable loan. A fixed interest rate per annum will be determined by CMHC and interest will be calculated semi-annually. The term is 10 years commencing on the date of the first advance. The loan amortization period is 50 years.		
Yukon Housing Centre: 2088 Yukon Street, Vancouver	1,809,052	1,933,806
MCAP mortgage, bearing interest at 2.62% per annum, repayable in monthly payments of \$14,472 including principal and interest. The repayment terms are due for renewal on 1 May 2027. Secured by a fixed charge on real property and as an assignment of rents.		
13542-13540 91 Avenue, Surrey	1,192,287	1,216,578
Vancity mortgage, bearing interest at 5.80% per annum, repayable in monthly payments of \$7,771 including principal and interest. The repayment terms are due for renewal on 26 Apr 2028.		
4300 Thompson Road, Richmond	1,124,592	1,139,668
Vancity mortgage, bearing interest at 5.75% per annum, repayable in monthly payments of \$6,610 including principal and interest. The repayment terms are due for renewal on 21 February 2029.		
558 Keefer Street, Vancouver	909,076	941,015
Vancity mortgage, bearing interest at 3.05% per annum, repayable in monthly payments of \$4,997 including principal and interest. The repayment terms are due for renewal on 30 July 2025.		
13802-13804 Grosvenor Road, Surrey	824,359	856,290
MCAP mortgage, bearing interest at 2.22% per annum, and repayable in monthly payments of \$4,211 including principal and interest. The repayment terms are due for renewal on 1 June 2030.		

Notes to the Financial Statements for the year ended 31 March 2025

Jeffrey Ross Residence: 510 Alexander Street, Vancouver	621,455	771,598
Canada Mortgage and Housing Corporation mortgage, bearing interest at 4.18% per annum, repayable in monthly payments of \$14,937 including principal and interest. The repayment terms are due for renewal on 1 December 2028. Secured by a fixed charge on real property.		
High Drive Residence; 34860-64 High Drive, Abbotsford	710,717	724,935
Vancity mortgage, bearing interest at 5.04% per annum, repayable in monthly payments of \$4,732 including principal and interest. The repayment terms are due for renewal on 29 March 2027.		
Center Street Residence; 2386-88 Center Street, Abbotsford	708,925	723,108
Vancity mortgage, bearing interest at 5.04% per annum, repayable in monthly payments of \$4,331 including principal and interest. The repayment terms are due for renewal on 29 March 2027.		
Chilliwack Residence; 46101 Princess Avenue, Chilliwack	583,327	595,068
Vancity mortgage, bearing interest at 5.86% per annum, repayable in monthly payments of \$3,818 including principal and interest. The repayment terms are due for renewal on 7 June 2026, with an interest rate of 4.97%.		
Crawford Manor: 10008-10010 128th Street, Surrey	486,122	508,926
Vancity mortgage, bearing interest at 2.85% per annum, repayable in monthly payments of \$3,075 including principal and interest. The repayment terms are due for renewal on 8 July 2026.		
Cliff Block Residence: 606 Clarkson Street, New Westminster	365,045	386,683
Peoples Trust Company Mortgage, bearing interest at 3.21% per annum, repayable in monthly payments of \$2,803 including principal and interest. The repayment terms are due for renewal on 1 July 2028.		
Macmillan House: 11184 and 11186 143A Street, Surrey	299,602	313,849
Vancity mortgage, bearing interest at 5.68% per annum, repayable in monthly payments of \$2,504 including principal and interest. The repayment terms are due for renewal on 2 December 2026. Secured by a fixed charge on real property.		
North Shore Apartment; 101-719 West 3rd Street North Vancouver	274,905	283,043
Vancity mortgage, bearing interest at 6.25% per annum, and repayable in monthly payments of \$2,108 including principal and interest. The repayment terms are due for renewal on 31 May 2026, with an interest rate of 4.97%.		
Camelot Court; 8820 Cartier Street, Vancouver	2,292,117	-
Vancity mortgage, bearing interest at Vancity Prime+1% (5.95%) per annum, and repayable in monthly payments including principal and interest. The repayment terms are due on Jun 14, 2025. The mortgage will be transferred to KingSett Capital on 1 June, 2025		
545 East Cordova, Vancouver	236,305	231,328
Demand loan, the principal is \$200,000 with interest at simple rate 2% per annum. The maturity date is 5 years following the completion of construction and based on occupancy of the building, project completion date is December 2024.		
	58,934,611	40,746,613
Less: current portion	(1,459,873)	(1,449,706)
	\$ 57,474,738	\$ 39,296,907

Notes to the Financial Statements for the year ended 31 March 2025

Principal payments due in the next five years and thereafter are as follows:

2026	\$ 1,459,873
2027	1,565,556
2028	1,611,085
2029	1,614,501
2030	1,757,770
Thereafter	30,193,140
	\$ 38,201,925

13. Forgivable Loans Payable

	2025	2024
Powell Street Getaway: 524-528 Powell Street, Vancouver		
BCHMC forgivable mortgage which is non-interest bearing, the total commitment is \$10,275,000, will be forgivable 1/25 each year, commencing on the 11th anniversary of the commencement date, until the loan is completely secured. Unforgiven balance is \$10,275,000 as of March 31, 2025.	\$ 10,275,000	9,227,533
Less amounts amortized -will begin when construction is completed.	-	-
	10,275,000	9,227,533
CMHC Forgivable loan is non-interest bearing and the total commitment is \$7,321,828, commencing on the date 12 May 2022. Each year, a portion of the principal amount is forgiven on the anniversary of the final advance. Forgiveness occurs on the first day of the month or following month. Unforgiven balance is \$7,321,828 as of March 31, 2025.	\$ 7,321,828	\$ 7,321,828
Less amounts amortized	-	-
	\$ 7,321,828	\$ 7,321,828
Cedar Valley Residence: 7251 Cedar Valley Connector, Mission		
BCHMC forgivable loan is non-interest bearing and will be forgiven over twenty-five years beginning on the first day of the eleventh year following the commencement date of 19 August 2019. If there is a default under the loan agreement, unearned principal plus interest of 2% per annum in excess of the prime rate computed from the date of default will be repayable. Secured by a fixed charge on real property. Unforgiven balance is \$4,242,745 as of March 31, 2025.	\$ 6,800,000	\$ 6,800,000
Less amounts amortized	(2,557,255)	(2,434,281)
	\$ 4,242,745	\$ 4,365,719
Rhoda Kaellis Residence: 1105 Royal Avenue, New Westminster		
BCHMC forgivable loan is non-interest bearing and will be forgiven over twenty-five years at a rate of \$21,815 beginning on the first day of the eleventh year following the commencement date of 1 January 2009. If there is a default under the loan agreement, unearned principal plus interest of 2% per annum in excess of the prime rate computed from the date of default will be repayable. Secured by a fixed charge on real property. Unforgiven balance is \$809,010 as of March 31, 2025.	\$ 1,650,000	\$ 1,650,000
Less amounts amortized	(840,990)	(798,411)

Notes to the Financial Statements for the year ended 31 March 2025

	\$	809,010	\$	851,589
Cliff Block Renovation: 606 Clarkson Street, New Westminster				
BCHMC forgivable loan is non-interest bearing and will be forgiven over ten years beginning on the first year of the anniversary of the commencement date of 5 January 2021. If there is a default under the loan agreement, unearned principal plus interest of 2% per annum in excess of the prime rate computed from the date of default will be repayable. Secured by a fixed charge on real property. Unforgiven balance is \$586,290 as of March 31, 2025.				
	\$	586,290	\$	586,290
Less amounts amortized		-		-
	\$	586,290	\$	586,290
CMHC forgivable loan bears interest at 8.125% per annum and will be forgiven over fifteen years at the rate of \$21,200 annually, beginning on 1 January 2004. If there is a default under the loan or the operating agreement, unearned principal plus interest computed from the date of default will be repayable. Secured by a fixed charge on real property. Unforgiven balance is \$127,198 as of March 31, 2025.				
	\$	318,000	\$	318,000
Less amounts amortized		(190,802)		(181,715)
	\$	127,198	\$	136,285
Dover Court Residence: 1606 Lynn Valley Road, North Vancouver				
BCHMC forgivable loan is non-interest bearing and will be forgiven over fifteen years beginning on the first day of the eleventh year following the commencement date of 17 February 2017. If there is a default under the loan agreement, unearned principal plus interest of 2% per annum in excess of the prime rate computed from the date of default will be repayable. Secured by a fixed charge on real property. Unforgiven balance is \$315,645 as of March 31, 2025.				
	\$	1,494,000	\$	1,494,000
Less amounts amortized		(1,178,355)		(1,168,464)
	\$	315,645	\$	325,536
North Shore Transitional Housing: 705 West 2nd Street, North Vancouver				
BCHMC forgivable loan is non-interest bearing and will be forgiven over twenty-five years beginning on the first day of the eleventh year following the commencement date of 1 April 2005. If there is a default under the loan agreement, unearned principal plus interest of 2% per annum in excess of the prime rate computed from the date of default will be repayable. Secured by a fixed charge on real property. Unforgiven balance is \$268,141 as of March 31, 2025.				
	\$	545,380	\$	545,380
Less amounts amortized		(277,239)		(262,647)
	\$	268,141	\$	282,733
CMHC forgivable loan is non-interest bearing and will be forgiven over fifteen years at a rate of \$27,470 annually, beginning on 1 December 2005. If there is a default under the loan agreement, unearned principal computed from the date of default will be repayable. Secured by a fixed charge on real property. Unforgiven balance is \$202,570 as of March 31, 2025.				
	\$	412,020	\$	412,020
Less amounts amortized		(209,450)		(198,432)
	\$	202,570	\$	213,588
	\$	24,148,427	\$	23,311,101

Notes to the Financial Statements for the year ended 31 March 2025

14. Deferred Capital Contributions

As at year end Mar 31	2024	Additions	Amortization	2025
City of Vancouver	\$ 10,281,685	\$ 2,610,553	\$ (87,353)	\$ 12,804,885
BCHMC	5,790,369	592,761	47,184	6,430,314
HRDC (Human Resource Development Council)	3,222,341	-	(56,629)	3,165,712
Others	3,719,818	455,260	(1,197,848)	2,977,230
NPO	2,646,650	146,285	94,003	2,886,938
VCH & FHA	1,340,369	438,664	(189,656)	1,589,377
HAF	-	1,449,740	(36,244)	1,413,496
Service Canada	1,105,077	-	(31,762)	1,073,315
Total	\$ 28,106,309	\$ 5,693,263	\$ (1,458,305)	\$ 32,341,267

15. Employee Future Benefits

The Society and its employees contribute to the Municipal Pension Plan (the "Plan"), a jointly trustee pension plan. The Plan's board of trustees, representing plan members and employers, is responsible for administering the plan, including investment of assets and administration of benefits. The plan is a multi-employer defined benefit pension plan. Basic pension benefits are based on a formula. As at 31 December 2021, plan membership is broken down into 227,493 active members.

Every three years, an actuarial valuation is performed to assess the financial position of the plan and adequacy of plan funding. The actuary determines an appropriate combined employer and member contribution rate to fund the plan. The actuary's calculated contribution rate is based on the entry age normal cost method, which produces the long-term rate of member and employer contributions sufficient to provide benefits for average future entrants to the plan. This rate may be adjusted for the amortization of any actuarial funding surplus and will be adjusted for the amortization of any unfunded actuarial liability.

The most recent valuation for the Municipal Pension Plan as of 31 December 2021, indicated a \$3,761 million funding surplus for basic pension benefits on a going concern basis. The Society paid \$2,810,017 (2024 - \$2,325,203) for employer contributions to the Plan in fiscal 2025. The next valuation will be as at 31 December 2024, with results available later in 2025.

Employers participating in the plan record their pension expense as the amount of employer contributions made during the fiscal year (defined contribution pension plan accounting). This is because the plan records accrued liabilities and accrued assets for the plan in aggregate, resulting in no consistent and reliable basis for allocating the obligation, assets and cost to individual employers participating in the plan.

Notes to the Financial Statements for the year ended 31 March 2025

16. Internally Restricted Net Assets

	Replacement Reserve	Health and Training Reserves	Infrastructure Reserve	Capital Reserve	Total
1 April 2023	\$ 774,904	\$ 40,072	\$ 293,493	\$ 529,934	1,638,403
Transfer from unrestricted net assets	27,600	-	-	-	27,600
31 March 2024	\$ 802,504	\$ 40,072	\$ 293,493	\$ 529,934	1,666,003
1 April 2024	\$ 802,504	\$ 40,072	\$ 293,493	\$ 529,934	1,666,003
Transfer from unrestricted net assets	34,700	-	-	700,000	734,700
31 March 2025	\$ 837,204	\$ 40,072	\$ 293,493	\$ 1,229,934	2,400,703

17. Donations

For the year ended 31 March

	2025	2024
Cash donations	\$ 228,570	\$ 65,324
Donations in kind	54,754	36,664
	\$ 283,324	\$ 101,988

18. Commitments

The Society leases office premises and residential buildings under various operating lease arrangements. The required minimum lease payments for base rent until lease maturity are as follows:

2026	\$ 283,810
2027	214,950
2028	69,296
2029	16,041
	\$ 584,097

In addition, the Society is required to pay property taxes, repairs and maintenance and other costs related to the properties which is not included in the above figures. As of March 31, 2025, The Society's capital commitments for 508 Powell Street project is \$5,177,494 (2024 - \$22,346,586) and \$Nil for the 545 Cordova Street project (2024 - \$3,841,879).

Notes to the Financial Statements for the year ended 31 March 2025

19. Contingent Liabilities

Under two agreements with BC Housing, BC Housing provided for the funding to the Society to enable the Society to complete building envelope repairs to the Jeffrey Ross Residence and the Jim Green Residence. The funding was comprised partially of repayable subsidies and loans. At the option of BC Housing, the repayable subsidy portion of the funding may be repayable to BC Housing, if any proceeds of litigation are received. There are no litigation proceeds expected and therefore no expectation to repay the subsidies. Accordingly, no liability has been recorded.

20. Subsidy Adjustments

BC Housing conducts an annual review of the financial statements and may adjust for any operating surplus or deficit. Funding adjustments which differ from the amounts estimated by the Society are accrued in the fiscal year they are determined by BC Housing. BC Housing has not completed the annual review of the Society's 2021, 2022, 2023 and 2024 fiscal years. There are no expected significant net obligations to BC Housing related to fiscal 2021, 2022, 2023 and 2024.

21. Remuneration of Directors, Employees and Contractors

The Societies Act (BC) requires that the Society discloses the total remuneration paid to directors, for either being a director or for acting in another capacity, as well as the total remuneration of the top ten most highly remunerated employees or contractors with annual remuneration equal to or greater than \$75,000.

During the years ended 31 March 2024 and 31 March 2025 the amounts paid to the Board of Directors of the Society for acting in their noted capacity was \$nil (2024 \$nil).

Compensation and/or contractor expenses for the year include ten employees or contractors that each earned over \$75,000 for a total of \$1,664,525 (2024 - \$1,644,770).

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

Juan de Fuca

Salt Spring Island

Southern Gulf Islands

Amended: September, 2010

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: Salish Sea Inter-Island Transportation Society (SSIITS)

Contact(s): Robin Jenkinson [REDACTED] [REDACTED]
(name) (phone) (fax)

[REDACTED]
Email address

Contact(s): Melody Pender [REDACTED] [REDACTED]
(name) (phone) (fax)

[REDACTED]
Email address

Application Summary

Project or purpose for which you require assistance:

To support the Tour des Iles festival, June 20-21, 2026 that celebrates lower-carbon sea and land transportation between and around Southern Gulf Islands, including Salt Spring, Pender Islands, Mayne, Galiano, and Saturna, and promotes local music, the arts, and Indigenous Peoples Day events.

Amount of grant requested \$ 5,000.00

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]
(signature of authorized signatory)

Chair, SSIITS
(title)

Darryl J Martin
(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?

We seek support for the 12th annual Tour des Iles Festival. Salt Spring participants will be able to visit 5 islands in two days via passenger boat service from Ganges Harbour, with ground transport on each Island including shuttles and ebike rentals.

This festival promotes local music, natural beauty, Indigenous Day events, art displays and unique cultural experiences across the Southern Gulf Islands.

Such a Festival involving all six Southern Gulf Islands, including Salt Spring, is unique and not offered by any other agency or organization.

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

Passenger boats will provide transport to small docks across the Southern Gulf Islands (Mayne, Galiano, Saturna, North Pender, South Pender and Salt Spring Island), which benefit Salt Spring residents as well as visitors to the Islands during this special two day festival.

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.

Island coordinators are paid to organise musicians, transportation, and outreach on each Island. The coordinator for Salt Spring Island is Steve Martindale and the overall festival coordinator is Robin Jenkinson. Musicians are paid an honorarium for their time. Indigenous Peoples Day events are supported directly with funding, ground transportation to their events, and marketing promotion. Many people volunteer at dock greeting stations to direct visitors and provide guided rides around their Islands.

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

This is the twelfth annual Tour des Iles festival. SSIITS has been registered as a Society since April 2026. Approximately 30 volunteers at-large assist in running this event, and five volunteer Board Members oversee the Society.

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.

The Tour des Iles festival will take place for two days (June 20-21, 2026) and will involve multiple artistic, musical and cultural events on each of the islands with lots of inter-island exchange of visitors.

Land transportation will be available at all of the ports of call to transport participants to events.

We are requesting funds at this time because we were not awarded an essential REDIP grant for running the event. We are seeking funds for Island events, land transportation, water taxis, marketing, and musicians for Salt Spring in particular.

3. Please describe how this proposal will benefit the community.

This project will benefit the community by connecting islanders, enabling a deeper and more meaningful exchange of community experience and contacts through artistic, cultural and related interactions.

In addition to providing the transportation infrastructure, the funding will enable the organizers to maintain and promote a calendar of associated events and activities, featuring local musicians and Indigenous Peoples Day events.

Activities will also include trail walking, biking, golf or disc golf play, etc. This year, we will also be promoting the festival as a special Fathers Day excursion for families to enjoy the surrounding islands and connect with our greater Southern Gulf Islands community.

We expect many Southern Gulf Islanders will choose to come to Salt Spring for Saturday/Sunday for the unique events offered for Indigenous Peoples Day Weekend at at the Market and other musical venues.

Funding and Financial Information

1. Attach supporting financial information, i.e., budget / financial report. Ensure the following information is clearly itemized;
 - o project budget,
 - o grants / funding from other sources,
 - o funding contributed by applicant through fund raising activities or other sources of revenue and,
 - o 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)
CRD SGI Grant-in-Aid	\$ 5,000.00	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
GoByBikeBC	\$ 1,000.00	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Heritage Canada	\$ 6,400.00	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Aqualink	\$ 6,000.00	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

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
2025	\$ 4,000.00	Passenger boat transportation, musicians, marketing.
2024	\$ 4,000.00	Passenger boat transportation, musicians, marketing.
2023	\$ 3,750.00	Passenger boat transportation, musicians, marketing.
2022	\$ 5,000.00	Passenger boat transportation, musicians, marketing.

4. Does your organization:

Offer direct financial assistance to individuals or families? Yes No

Provide services that fall within the mandate of either a senior government or a local service agency? Yes No

Provide an opportunity for individuals to make direct Contributions to the project (e.g., fundraising for the project)? Yes No

Or, is your organization:

part of a Provincial or National fund raising campaign? Yes No

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

Tour des Îles 2026 – Budget Comparison

	Balanced	
REVENUE		
Interest	15.00	
CRD SGI & SSI	10,000.00	unconfirmed
CRD Arts Grant	2,500.00	unconfirmed
Individual & Business Contributions	3,000.00	unconfirmed
SSIITS Contribution	6,000.00	confirmed
Mid-Island Co-op Grant Proposal	1,500.00	unconfirmed
GoByBike	1,000.00	confirmed
Federal Government Grants	6,400.00	confirmed
TDI Travel Fees (Online)	4,500.00	unconfirmed
Total Revenue	34,915.00	
EXPENDITURES		
Advertising & Marketing	1,734.35	
Mayneliner ads	265.65	
Business / Society Fees	65.00	
Accounting & Admin	2,700.00	
Festival Coordinator and SSI Coordinator	5,000.00	
Mayne Coordinator	1,000.00	
Other Island Coordinators as required	1,000.00	
Entertainment	1,400.00	
Pender Island music	1,000.00	
Mayne Island Indigenous dancer support	800.00	
Saturna Indigenous/Music support	400.00	
Salt Spring Indigenous music support	800.00	
Water Taxi Fees	13,500.00	
Land Transport	2,000.00	
Venues	-	
Equipment Rental	-	
Insurance	750.00	
Total Expenses	32,415.00	

Salish Sea Inter Island Transportation

Profit and Loss by Class

January - December 2025

	NOT SPECIFIED	TOTAL
INCOME		
Aqualink	41,251.55	\$41,251.55
Donations	503.30	\$503.30
Investments		\$0.00
Interest-Savings, Short-term CD	69.61	\$69.61
Total Investments	69.61	\$69.61
Online Tickets Sales		\$0.00
TDI Walk On Sales	150.00	\$150.00
TDI Online Travel Sales	4,475.22	\$4,475.22
Total Online Tickets Sales	4,625.22	\$4,625.22
TDI Income		\$0.00
CRD - Grants	7,000.00	\$7,000.00
Federal Grant Funding	7,700.00	\$7,700.00
Individ, Business Contributions	3,850.00	\$3,850.00
Local Organization Funding	21,000.00	\$21,000.00
Total TDI Income	39,550.00	\$39,550.00
Total Income	\$85,999.68	\$85,999.68
GROSS PROFIT	\$85,999.68	\$85,999.68
EXPENSES		
Festival Expenses		\$0.00
Entertainment	4,850.00	\$4,850.00
Event Liability Insurance	650.00	\$650.00
Land Transport Expenses	771.20	\$771.20
Marketing	115.16	\$115.16
Advertising	1,650.15	\$1,650.15
Printing and Copying	737.27	\$737.27
Website	797.25	\$797.25
Total Marketing	3,299.83	\$3,299.83
Outside Contract Services	15,875.00	\$15,875.00
Water Taxi Service	12,857.50	\$12,857.50
Total Festival Expenses	38,303.53	\$38,303.53
Operations		\$0.00
Accounting and Admin Fees	513.88	\$513.88
Aqualink Contract Fees	6,478.10	\$6,478.10
Aqualink Transportation Fees	29,651.76	\$29,651.76
Books, Subscriptions, Reference	140.00	\$140.00
Other Types of Expenses		\$0.00
Insurance - Liability, D and O	300.00	\$300.00
Total Other Types of Expenses	300.00	\$300.00
Rent, Parking, Utilities	1,350.00	\$1,350.00
Total Operations	38,433.74	\$38,433.74
Total Expenses	\$76,737.27	\$76,737.27
PROFIT	\$9,262.41	\$9,262.41

Salish Sea Inter Island Transportation

Balance Sheet

As of December 31, 2025

	TOTAL
Assets	
Current Assets	
Cash and Cash Equivalent	
ISCU	6,691.94
Premium Savings	2,170.92
Undeposited Funds	0.00
Total Cash and Cash Equivalent	\$8,862.86
Accounts Receivable (A/R)	
Grants Receivable	0.00
Pledges Receivable	5,013.60
Total Accounts Receivable (A/R)	\$5,013.60
Total Current Assets	\$13,876.46
Total Assets	\$13,876.46
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable (A/P)	
Accounts Payable	4,010.45
Total Accounts Payable (A/P)	\$4,010.45
GST/HST Payable	-472.57
GST/HST Payable	-2.30
Total GST/HST Payable	-474.87
Unearned or Deferred Revenue	0.00
Total Current Liabilities	\$3,535.58
Total Liabilities	\$3,535.58
Equity	
Retained Earnings	1,078.47
Profit for the year	9,262.41
Total Equity	\$10,340.88
Total Liabilities and Equity	\$13,876.46

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

Juan de Fuca

Salt Spring Island

Southern Gulf Islands

Amended: September, 2010

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: Salt Spring Community Hall Society
901 North End Road
Salt Spring Island, BC V8K1L7

Contact(s): Pamela Thornley [REDACTED]
(name) (phone) (fax)
[REDACTED]
Email address

Contact(s): David Holt [REDACTED]
(name) (phone) (fax)
0
Email address

Application Summary

Project or purpose for which you require assistance:

Re-roofing the Hall & rebuilding roof structure on the two flat roofs.

The Central Community Hall roof has reached the end of its functional lifespan and requires replacement to ensure the continued safe operation of the facility.

Amount of grant requested \$ ~~150,000.00~~ 5000.00 *pd.*

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)

board chair
(title)

DAVID HOLT
(print name)

Funding and Financial Information

1. Attach supporting financial information, i.e., budget / financial report. Ensure the following information is clearly itemized;
 - o project budget,
 - o grants / funding from other sources,
 - o funding contributed by applicant through fund raising activities or other sources of revenue and,
 - o 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 You are our first application
We will be approaching other organizations, charities & opportunities as time passes!

Name of Grant or Funding Agency	\$ Amount Applied For	Status of Grant Application		
		Approved (Y)	Denied (Y)	Pending (Y)
Salt Spring Foundation	\$ 10,000.00	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

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
2018	\$ 10,000.00	Re-siding Central Hall

2026 Application for Grant in Aid

Estimate for Central Community Hall Roofing Project

Funding Plan Estimate

Source	Amount	Status
Capital Project Grant	\$150,000	Requested
Community fundraising	\$50,000	In progress
Additional grants	\$50,000	Pending
Donations & sponsorships	\$50,000	in planning stages
Total	\$300,000	

Estimate provided by Michael Dragland, contractor. Dragland Design Build. As a Board member, Mr Dragland will not be involved in this project other than in an advisory capacity.

Central Community Hall

Balance Sheet

As of October 31, 2025

	TOTAL
Assets	
Current Assets	
Cash and Cash Equivalent	
1010 Petty Cash	203.18
1014 ISCU - Term Deposit 9	18,602.91
1015 ISCU - Term Deposit 8	0.00
1016 ISCU - Term Deposit 6	0.00
1017 ISCU - Term Deposit 7	0.00
1018 ISCU - Term Deposit 11	0.00
1019 ISCU - Term Deposit 1	10,169.04
1060 ISCU-Central Hall Society	31,051.02
1064 Investment Savings Plan 24	829.14
1067 ISCU-Membership Shares 2608115	5.50
1068 ISCU-Membership Shares 165688	5.84
1070 ISCU-Central Hall Soc Gamifig	7,202.53
12000 Undeposited Funds	0.00
Total Cash and Cash Equivalent	\$68,069.16
Accounts Receivable (A/R)	
11000 Accounts Receivable	0.00
13000 Charge Back	0.00
Total Accounts Receivable (A/R)	\$0.00
2450 Prepaid Rents	0.00
Total Current Assets	\$68,069.16
Non-current Assets	
Property, plant and equipment	
1810 Leasehold Improvements	13,972.33
1815 Leasehold Improv - New Siding	78,303.18
Total 1810 Leasehold Improvements	92,275.51
Total Property, plant and equipment	\$92,275.51
Total Non Current Assets	\$92,275.51
Total Assets	\$160,344.67
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable (A/P)	
20000 Accounts Payable	0.00
Total Accounts Payable (A/P)	\$0.00
25500 GST/HST Payable	0.00
Total Current Liabilities	\$0.00
Total Liabilities	\$0.00





A History of the Origins of Central Hall & the Fall Fair, as highlighted in:

...Salt Spring Island...

Parish and Home

A MONTHLY CHURCH MAGAZINE FOR PARISH DISTRIBUTION

VOL. 1

1886



Salt Spring Island Parish and Home

FEBRUARY, 1896.

The Arcturus, the ship that loaded props here last summer, was wrecked off Santa Rosalia in the gale of December 30th.

The ranchers of the divide have sent in a petition to Mr. Pope, Supt. of Education, signed by twenty names, asking for a school.

We regret to hear that Mr. and Mrs. Langley are about to give up their pretty cottage on Mary Lake, which they built a year ago, and to remove to Ross-land.

Mr. Walter Dukes nearly met with a serious accident on the 12th ult. He has the misfortune to be stone deaf, and was knocked off the road by a fast driven team.

Items of news are invited from Mayne, Galliano, Pender, Saturna, Kuper, Moresby and other Islands. They should reach the editor not later than the 24th of the month.

Some pieces of rock have been found on Mr. Broadwell's land containing little, round, semi-transparent pebbles which have been pronounced by a Vancouver jeweller to be garnets.

Mr. A. W. Cooke gave his annual Christmas entertainment at the Burgoyne Bay school house, on the 17th ult. The room was crowded, and all enjoyed themselves greatly.

The private telegraph line on Salt Spring Island, connecting two houses half a mile apart, is in daily operation. A correspondent on Kuper Island wishes it could be extended there and also to Chemainus.

Mr. J. T. Collins has purchased Mr. Levi Davis' ranch, and intends building and settling on it with his family. He left on the 27th ult. for England to settle up his affairs there, and will return in about three months' time.

Salt Spring Island is ready to defend her coasts. There is already talk of forming a volunteer corps. Should it become necessary to raise more militia in the district, the Government will supply the necessary uniforms and instruction.

A representative of the Electric Light Co., Vancouver, has been prospecting for coal in Ganges Harbour, the past few weeks. He found some show on Mr. W. E. Scott's farm, and has started a drift into the side hill, with the view of striking the main seam.

Moon's phases:—New, Feb. 13; first quarter, 21st; full, 28th. The bright planet in the S.W. sky in the evening is Jupiter, and its four moons can be seen with a good glass. The rainfall during December was 10.31 inches—one of the heaviest on record.

A meeting to organize a Fruit Growers' Association was held at Mr. Akerman's, Burgoyne Bay, on Dec. 30th. Messrs. W. G. Scott, Theo. Tregre, and A. A. Berrow, were appointed a committee to canvass the Island for subscribers. The subscription is \$1 per annum. The object is to improve fruit culture and to bring the best market returns possible to the grower.

Five "Christmas Trees" were held this season in different parts of the Island, and nearly every child received a present. Hearty thanks are due to the Bishop of Columbia and the Victoria friends for their kindness in sending a supply of gifts; also to the Rev. B. Haslam for supplying St. Mary's church with lamps. The Bishop expressed himself as much pleased with his recent visit to Salt Spring.

The Salt Springs at the North End, which give their name to the Island, are now to be made of practical use. Dr. A. H. Bailey, who has been in the salt business at Goderich and elsewhere since eighteen years of age, is satisfied that salt may be produced in paying quantities. He has leased the property from Mr. J. P. Booth, and will at once commence boring. Dr. Bailey thinks also that there is a good prospect of striking petroleum at the North End. As all salt is at present imported, and coal oil is retailing at forty cents a gallon, either of these "finds" would prove a benefit, not only to this Island, but to the country at large.

At a meeting held at Mr. Broadwell's, on the 18th ult., to further the Public Hall project, the following list of shareholders was submitted: J. P. Booth, six shares (\$5 each share); J. C. Scovell, two; W. G. Scott, two; H. Scott, two; E. Walter, two; J. Shepard, two; Rev. E. F. Wilson, two; W. Robertson, two; J. Shaw, two; Malcolm & Purvis, one; N. Nilson, two; E. Nilson, two; G. Scott, two; T. W. Mowat, two; H. W. Bullock, five; J. T. Collins, two; J. Irwin, two; T. Scovell, two; H. Stevens, two; J. Broadwell, four; A. Walter, four; R. A. Purdy, two; E. J. Bittancourt, two.

Our usually quiet Island was quite excited over the earthquake which occurred at 10:20 p.m. on Friday, January 3rd. One lady was feeding her dogs, and her lamp was upset. A gentleman was cutting tobacco, and the knife slipped and cut his hand. One party thought his daughters who had just retired to bed were coming through the floor. A gentleman in the agonies of toothache reprimanded his patient wife for attending to the earthquake instead of to his face. The father of a family, thinking his house was going to collapse, ran out of doors and called to his wife to look after the children. Two gentlemen and a lady were in such very eager conversation that the earthquake passed unperceived by them, although another party in the same room was nearly upset out of his chair.

Salt Spring Island Parish and Home

MARCH, 1896.

Neither salt nor coal have as yet materialized.

Mr. Daniel Fredson has sold his 100 acre ranch to Mr. Mansell. Mr. Fredson is looking at Mr. W. Perkins' six acre lot with a view to purchase.

Now is the time to spray fruit trees before the buds swell. Use Gilletts' concentrated lye—one pound to five gallons of water. It will destroy the eggs of the aphides and clean off the moss.

Moon's phases:—New, 14th; first quarter, 22nd; full, 28th. The rainfall during January on Salt Spring Island was 7.59 in.; heaviest in twenty-four hours, January 5th, 2.29; snowfall for the month, 20 $\frac{1}{4}$ in.

Kuper Island weather report is as follows:—Rainfall, 14.50; greatest in twenty-four hours, January 7th, 1.54; Temperature maximum, 54 degrees, minutes, 22.2; number of days completely clouded, 13; maximum sunshine, January 11th, 6.42.

The population of Salt Spring Island is rapidly increasing. Three little boys have received three little brothers within the month. Mrs. Harry Rogers, February 1st; Mrs. A. Cartwright, the 12th; Mrs. Caldwell, the 14th; each had another son.

If the Burgoyne Bay school is to be re-built, as reported, why not have it erected a couple of miles nearer to the "Divide" instead of so near to Fulford Harbour? If schools cannot be further multiplied, they should at least hold the most central position possible.

It has been definitely agreed upon to erect the proposed public hall on one third of an acre donated by Mr. Joel Broadwell, postmaster. The situation is a most convenient one, it being on the cross-roads, close to the public school and the court house and easily accessible from Vesuvius Bay, Ganges Harbour and North End. Plans will be got out at once and building proceeded with without delay. The hall is to be thirty feet wide by sixty feet long.

The steamboat "Mary Hare," plying between Salt Spring Island, Plumper Pass and Sidney in connection with the Victoria and Sidney Railway, was totally destroyed by fire on the evening of February 6th when off Reed Island, near to Cowichan Gap. The captain and crew had gone ashore for supper, and when they returned they found their vessel in flames and beyond saving. With great difficulty they secured one of the boats, and they made their way to Chemainus. Happily very little weight was on board at the time of the accident.

Mr. A. Langley has leased his house and farm on Mary Lake to Mr. Adam.

Mr. Percy Brown, is buying up dairy stock, and intends to make things flutter this summer on Vesuvius Bay. He has a good second in Mr. Fred. Smedley.

Mr. Mansell has sold his 100 acre ranch, with frame house, barns, farm stock, &c., to Mr. Frank Scott. The house is near the steamboat wharf and has excellent view of Ganges Harbour.

An entertainment was given in the old Vesuvius school house, February 10th. It was very successful, the house was crowded, and over twenty dollars netted for St. Mark's Church, towards improvements and current expenses.

The "Divide" people are in despair about their expected school. So far from Government providing a fifth school for the Island, it is said that all teachers' salaries are to be cut down, and that the average minimum attendance of scholars is in future to be fifteen instead of ten.

The annual meeting of the British Columbia Horticultural and Fruit-growers' Association was held at Westminster on January 30th last. Among other important business, a fruit exchange was formed—to deal with the marketing and transportation of fruits and to operate canneries, &c. In future, no doubt, a delegate from Salt Spring Island will attend the annual meeting.

We all like and respect the S. S. "Joan," but there are two objections to her. Her freight rates are high, and she goes and comes just on the wrong day. If she could alter her time table so as to pass down Wednesday or Thursday and to return from Victoria Friday or Saturday, we should all be satisfied. It does not suit Salt Spring Islanders to reach Victoria upon Saturday and return at 7 a. m. Tuesday, as it gives them Monday only for business and three days hotel expenses.

The Salt Spring Island Horticultural and Fruit-growers' Association has now been duly organized with W. E. Scott as president, Theo. Trage, vice-president; A. A. Berrow, sec.-treasurer, and a staff of eight directors. There is already a membership of about fifty, and the adjoining islands will be canvassed with a view to adding more. The Association will interest itself in agriculture and horticulture as well as in fruit-growing. The next general meeting will be held March 18, at the old Vesuvius school house, and all members should if possible attend. A fruit, vegetable and agricultural show is to be held on the Island about the end of September.

Salt Spring Island Parish and Home

APRIL, 1896.

Mr. Wakelim has leased Mr. Silverson's house and ranch for one year.

Mr. Mansell, who lately bought Mr. Daniel Fredson's property, has let the contract for 40 acres of "slashing," and intends building in the fall.

Mr. and Mrs. A. Langley have left the Island for the present, and have gone to Rossland, having leased their property at Mary Lake to Mr. Adam.

The largest orchards on Salt Spring Island at present are Mr. W. E. Scott's and Messrs. Trage & Spikerman's: the former has 1,500, the latter 1,800 trees.

It is expected that the proposed public hall will soon be raising its head on Broadwell's corner, plans for the building having been already got out by Mr. A. Walter and tenders invited.

Two of our Salt Spring Island ranchers are at present in the Jubilee Hospital. Mr. Gage injured his knee with an axe while slashing on Pender Island in August last. The injury was not properly attended to at the time, and consequently he has had to undergo two operations, and it is doubtful whether he will ever recover the full use of his leg. The other patient is Mr. George Dukes, who has been several times before under the weather and is now suffering from some kidney complaint.

A meeting of the Salt Spring Island Fruit Growers' Association, was held in the old Vesuvius school house on Wednesday, the 18th ult., Mr. W. E. Scott, President, in the Chair. The minutes of the last meeting were read and approved, and the time of the meeting was for the most part taken up in the appointment of Committees to attend to the inauguration of our first Agricultural and Horticultural Show, which is to take place at Vesuvius this coming fall. The various branches for which official committees were appointed are:— (1.) Live Stock, (2.) Grain, Roots, etc. (3.) Fruit and Flowers, (4.) Dairy produce, (5.) Dogs and Poultry, (6.) Ladies' work, (7.) Preserved Fruits, Jams etc. A motion was passed instructing the Secretary to communicate with our member, Mr. J. P. Booth, asking him to apply at once for the withdrawal from the Cowichan Agricultural Society of the Government grant of \$200.00 for Agricultural Show purposes, which rightfully belongs to Salt Spring Island. Salt Spring was for some time associated with Cowichan in its annual Agricultural Show, but has not taken part in it for the past five or six years, the place where the show is now held being too difficult of access from this Island. The attention of our readers, especially those on the other Islands, is called to the notice of the Horticultural & Fruit Growers' Association on the third page of the cover.

Rev. E. F. Wilson has a Jersey-Holstein cow to sell; comes in in June—third calf.

Mrs. Broadwell, we are sorry to say, is suffering from diabetes and is under medical advice.

Don't mistake the insect pest inspector when he comes round for a book agent and tell him you don't want any. Be civil, or he may cut your trees down.

Mr. Frank Scott is having a large new room 16x18 with bay window added to his house, and will also lay out money this spring in the erection of farm buildings and new fences.

Since our last issue, coal has been found in paying quantities on Mr. E. J. Bitancourt's land at Vesuvius Bay. Two men have been constantly engaged at the work and have already taken out upwards of two tons. The coal is being retailed on the Island at twenty-five cents a bag.

Spraying fruit trees with Bordeaux mixture should be done just before they come into blossom, and again a second time after the blossom is off. On no account spray a tree while in bloom. The Bordeaux mixture is of no use for insect pests, but is the best thing possible to prevent scab and "black spot." To make the mixture, slack four pounds lime in five gallons of water; in another vessel mix four pounds bluestone in the same quantity of water; then put both into a fifty gallon barrel—straining the lime mixture through canvas; stir well and fill the barrel up with water; it is then ready for use.

Salt Spring Island farmers grumble at the present game laws and would like to see them altered. Some one proposed lately in the papers that the only game law on Vancouver and adjacent islands should be—"No game shall be sold." This would suit our Salt Spring ranchers as well as any that could be offered; they do not want to have a monopoly of the shooting and taking to market for sale. All they want to do is to insure their crops from being destroyed by deer and pheasants, and to be able to kill something for their own table when no other meat is available and the purse runs short. Farmers, we think, ought to be allowed to kill deer by day or by night at any time of the year when found destroying their crops, and they ought to have the same control over the grouse and pheasants found on their own land as they have over their chickens and ducks. It is manifestly unfair that the farmers should be expected to fatten deer and other game at great expense to themselves all the year round, and then for the pot-hunters from the city, who have nothing else to do, to come in the fall and shoot them and take them away to market. If game must be sold on the market, then let the pot-hunters pay a license to shoot and the dealers pay a license to sell and the farmer be remunerated for his losses.

Salt Spring Island Parish and Home

JUNE, 1896.

There is some prospect of a Chinese laundry being shortly started at Ganges Harbour.

Mr. Levi Davis, who recently sold his ranch to Mr. Collins, has left the Island and gone to his old home in Kentucky.

BIBLE QUESTIONS:—(See notice on third page of cover). 1. Who was Moses' brother? 2. Who was Zacharias' son? 3. Who was the last of the Old Testament prophets? 4. Mention three Josephs in Scripture.

The settlers in the neighbourhood of the Divide seem determined to have a school. Government will pay a teacher if the people will provide the school-house. There is talk of having a new building erected for the purpose before the close of the summer.

Mr. H. W. Bullock has added to and made great improvements on his ranch. It consists now of 220 acres, and is all under fence. A large number of young fruit trees, walnuts, filberts, etc., have been planted. The lake, formerly known as Nelson's Lake, is now entirely within the property.

The gold-mining at Beaver Point has every prospect of proving a success. The ton of quartz which was sent to Tacoma to be crushed and tested assayed very nearly \$16 to the ton. We understand that Mr. Dunsmuir has bought the claim where the mine has been opened, and already has men at work upon it. Several other claims have been taken up.

Salt Spring Island has without doubt been making very great progress during the last two or three years. Since the spring of 1894 new houses have been erected by Messrs. Purvis, Cundell, Horel, Crate, Bremer, Langley, Lakin, Perkins, A. Walter, L. Tolson, Whims, A. Raines, E. F. Wilson, Silverson, Nelson, J. Akerman, A. Wilson, H. Rogers, F. Scott, Dagan, Kirkendall, Johnson, and Beddis. New barns have been erected by Messrs H. and G. Scott, Broadwell, Lakin, Purvis, Lundy, E. F. Wilson, A. Raines, Gray, Cundell, McLennan, and others. Several other parties—Mr. Stevens, Mr. Bullock, Mr. C. W. Tolson, Mr. Betancourt, Mr. Cartwright, and others—have enlarged their dwelling houses or barns. If the gold mining at Beaver Point and the coal mining at Vesuvius Bay and the salt boring at North End all prove successful there will no doubt be a great influx of new settlers. But apart from these special inducements the island is quite capable of affording many a happy and comfortable home, both climate and soil being all that could be desired. Land owners are beginning to hold on to their property. Very little wild land can be bought now for less than \$10 an acre, and for land under cultivation in desirable localities as high as \$100 is asked.

There seems to be every prospect of a good fruit year. Apples, plums and small fruits are all showing up well.

The wife of A. Johnston died May 12th, just nine days after her baby was born. There was a large attendance at the funeral, and very much sympathy was felt for the bereaved husband and the two little motherless children.

Telephone communication has been established between Mr. W. E. Scott's residence and that of his brothers, Messrs. H. and G. Scott. The line is being extended across the end of Ganges Harbour to Mr. Frank Scott's, and it may eventually connect with the Vesuvius post office.

Mr. and Mrs. Scott very narrowly escaped what might have been a very serious accident early in the month of May, owing to a runaway team, without a driver, rushing past them along the steep, narrow road, and almost colliding with their buggy. The owner of the runaways, Mr. Mansell, was thrown out and badly hurt.

A new steamboat, the *Sunbury*, owned and run by Capt. McLellan, lately put in an appearance at Beaver Point, and we believe it is the intention of the owner to run regular trips between the islands and Sidney if he finds there is sufficient inducement for him to do so. Now that the fruit season is coming on, there is great need for a more frequent service than the *Joan* at present gives us.

THE NEW GAME LAW—(Game Protection Amendment Act 1896). "No person shall buy or sell willow grouse, quail, pheasant, doe, deer under twelve months, blue grouse, deer before October 1st each year." "No game bird may be killed between one hour after sunset and one hour before sunrise throughout the year." "Deer may not be killed from January 1st to July 31st inclusive; blue grouse January 31st to August 20th inclusive; willow grouse, pheasants, January 2nd to September 30th inclusive; mallard, widgeon, teal, pintail, canvass-back, March 1st to August 20th." Section 17 is hereby repealed and the following enacted in lieu thereof:—"17. The provisions of this Act shall not apply to Indians of this province or to settlers in the province with regard to any game killed for their own immediate use for food only and for the reasonable necessities of the person killing the same and his family, and not for the purpose of sale or traffic." "No deer shall be exposed for sale without its head on." Section 31 is hereby repealed, and the following enacted in lieu thereof: "31. It shall be lawful for the Lieutenant-Governor-in-Council, on good cause shown, . . . to remove the disabilities as to the shooting of pheasants and quail in the province, and to declare within what periods and limits the said birds may be shot."

Salt Spring Island Parish and Home

AUGUST, 1896.

Mr. John Scovell has gone to join his brother in Assam, and will not return to Salt Spring.

Three more babies since last issue and all of them girls. This makes thirteen since New Year.

Rev. G. W. Taylor has resigned the parish of St. Alban's, Nanaimo, and expects to live on Gabriola Island.

Several of our white residents and a large number of the Japs are off to the salmon fishing on the Fraser. Reports so far, of the run, are not very encouraging.

Weather report for June—Kuper Island: Max. tem., 87 on the 26th, min. tem., 35.3 on the 13th; average for the month, 57.3. Rainfall, 1.17 inches. Hail on the 9th; thunder on the 28th.

The new school on the Divide is approaching completion, and it is expected it will be ready for use by the time the summer holidays are over. A teacher has been advertised for and there have been a number of applications.

Messrs. Wakelim and A. Silverson had the misfortune to drop a tree on one of Mr. Mansell's cows while doing some slashing for him in June. The trouble has been settled by the payment of \$25.

BIBLE QUESTIONS—(See notice on third page of cover.) (1.) How many friends had Job? (2.) What verses in Job are read at funerals? (3.) What stars are named in Job xxxviii? (4.) What animals and birds in Job xxxix? The first received correct answers for June were: St. Mark's—Martha Rule; for July, St. Mark's—J. Broadwell, jr.; St. Mary's—Ertie Raines.

There are five patients from Salt Spring Island at sent in the Jubilee Hospital: Mrs. Haskin, who been operated on for tumor, Mrs. Bean, internal complaint; Mr. George Dukes, general debility; Mr. J., stiff knee joint, and lastly, the little boy, Tony, who was kicked by a horse, June 25th, and his skull broken open and the brain exposed, but now recovering.

His Lordship the Bishop of the Diocese will administer the rite of confirmation at St. Mary's Church, Fulford Harbour, on Sunday morning, August 9th, service to commence at 10:30 a.m. In the afternoon the Bishop will preach at St. Mark's Church, Vesuvius, service to commence at 4 p.m. Church members are invited to meet His Lordship at the Rev. E. F. Wilson's residence on Monday afternoon, August 10th, between 3 and 5 p.m.

Mr. H. Ruckle has a beautiful field of white wheat. He expects it will yield fifty bushels to the acre.

Messrs. Geoffry, Alfred and Frank Scott are all away to the Old Country for a few months' visit.

The Rev. E. C. Cooper, of Wellington, who has been in England since April, is expected home with his bride on the 16th inst.

The Oddfellows' picnic at Ganges Harbour, July 1st, was quite a success and passed off very pleasantly, although the attendance was not quite so large as last year.

The bicycling craze has already reached the Island. There are now riders of bicycles at Ganges, Vesuvius, Burgoyne and Beaver Point. Among other uses to which the wheel is put is that of bringing home the cows—but the cows walk rather too slowly to suit the bicyclist.

The annual meeting of the Diocesan Synod was held on the 21st and 22nd July, in the large room adjoining the Synod office at Angela College, Victoria. There was a good attendance of both clergy and laity. The lay delegate from Salt Spring Island was Mr. W. H. Bullock. The two most important matters occupying the time of the Synod were (1) the proposed introduction of the so-called "Quebec System" for the payment of ministers' stipends, (2) the question of religious teaching in public schools. As regards the first, it is to be optional with existing parishes as to whether or not they will adopt the "Quebec System." If adopted, the church offertories, instead of being paid by the churchwardens direct to their clergyman, will be forwarded once a quarter to the Synod office, and the clergyman will receive his whole stipend in regular quarterly payments from the Synod office. In order, however, for this to be effected, there must first be a definite agreement entered into between the churchwardens of a parish and the Synod officers as to the amount that will be raised and forwarded, and should the parishioners fail in raising and forwarding the stipulated amount there will be danger of their mission grant being withheld, and possibly the mission itself may be closed and the clergyman removed. As regards the second matter—that of religious teaching in public schools—a motion was put and carried, that a committee be formed to meet and confer with representatives of other religious bodies, and that the basis of conference as to the course of religious instruction be that every school be daily opened and closed with prayer, including the Lord's Prayer, that a portion of Scripture, without comment, be read daily, and that the pupils be taught to recite the Ten Commandments and the Apostles' Creed.

Salt Spring Island Parish and Home

OCTOBER, 1896.

Mr. Wakelim is ill and has followed his wife to the hospital.

Rev. E. F. Wilson invites tenders to make rails and fence in a ten acre field.

Forty-five children have joined the "Home Sunday School" scheme and have taken books.

At St. Mark's Church on Sunday, Sept. 20th, the special offertory towards setting on foot a Parochial Endowment Fund amounted to \$23.85.

A very successful entertainment was held at the new Ganges school on Friday evening, the 18th ult. The proceeds were about \$15, and will be used to purchase dressed lumber for lining the building.

The new public school at Burgoyne Bay appears likely to be the largest and finest looking school building on the Island. It has three doors in front, one each for the boys and girls and a large one in the centre. The contractor is Mr. F. W. Raines, of Fulford Harbour.

Mr. Collins has decided to erect his butter and cheese factory at the Vesuvius end of the Island, and will also have a separating room on Mr. Nightingale's place in the valley. Nearly all the necessary machinery has already arrived from England and the buildings will be put up at once. Should sufficient inducement offer, a fruit cannery will be added later on.

The Salt Spring Island Club met at the Church Hill Farm on Tuesday evening, the 1st ult. After being entertained at dinner by Mr. H. W. Bullock the meeting was called to order and proceeded to the election of officers. Rev. E. F. Wilson was chosen president and Mr. Ed. Walter secretary, and special committees were appointed to deal with various matters in which the club intends to interest itself. The next regular meeting will be held at Mr. W. E. Scott's residence the first Tuesday in December.

HOME SUNDAY SCHOOL, *October 18th*—Numbers (1) Find about a big bunch of grapes. (2) How were the people saved when bitten by serpents? (3) What happened to Aaron's rod? (4) Give a short account of Balaam. Text, Psalm xxxvii, 5. *October 25th*—St. Luke, (1) Who said I will arise and go to my father? (2) What did the publican in the temple say? (3) What did the good Samaritan do? (4) Tell about the ten lepers. Text, Matt. xxviii, 19. *November 1st*—Deuteronomy. (1) Write in full the verse "Thou shalt love the Lord thy God." (2) Where are the Ten Commandments repeated? (3) Where did Moses die? (4) What were the Cities of Refuge? Text, Hebrews xiii, 2. *November 8th*—St. John, (1) Who was the beloved disciple? (2) What did Jesus do at

Canan of Galilee? (3) What did Nicodemus do? (4) Tell about Lazarus being raised to life. Text, 1 Timothy i, 15.

Would not the "Mountain School" be a prettier and more suitable name for the new school on the "Divide" than Ganges School?

The Bishop will administer the rite of confirmation at St. Mary's Church, Fulford Harbour, Sunday morning, Oct. 11th., service to commence at 10.30 a.m. In the afternoon at 4 p.m. His Lordship will preach at St. Mark's, Vesuvius.

Weather report for August—Kuper Island: Average temperature for the month, highest observed, 84.4 on the 22nd; lowest observed, 47.5 on the 12th; mean bright sunshine, .46; number of days completely clouded (by smoke) 4; rainfall, .20.

The long-talked-of public hall will now rear its head at the Vesuvius cross roads. The lumber for it arrived up on the 8th ult., and within a few days after willing hands were busy laying the foundation while others, with their teams, did a lot of free labour hauling the material to the spot. The building is 50 feet long by 26 feet wide and has a 14-foot ceiling, a large door at one end, a platform at the other, and three windows on each side. It is built on Government land and will be the property of the people. Broadwell's corner begins to look like the beginning of a village, the public hall, public school and the gaol all close together, and a little way back the post office and St. Mark's Church. A general store should be built on one of the other corners, and one of our blacksmiths might open a shop on another; then there would still be a corner left for the coming shoemaker. The old log school might perhaps be converted into a public laundry. Then the town would be complete.

The Fruit Growers' and Agricultural Association of Salt Spring Island will hold their first annual show at the new public hall, Vesuvius, on Wednesday, October 14th; admission 25 cents. Prizes will be offered for horses, cattle, sheep, pigs, poultry, dogs, dairy produce, grain and field produce, fruits, jams, etc., also for ladies' needlework, horsemanship, shooting, etc. Among the special prizes to be competed for are a Myers' bucket spray pump (by E. G. Prior), 1,000 feet lumber (J. A. Sayward), a bag of National rolled oats (Brackman & Ker), a ten pound box of tea (Wilson Bros.), a meerschbaum pipe and two other prizes (H. Short). Exhibitors, by paying a fee in advance of 50 cents, will be entitled to exhibit in as many classes as they please. A prize list pamphlet will be issued in good time before the show, and any other information will be readily given by the secretary, Mr. A. A. Berrow, or by any of the board of directors.

Salt Spring Island Parish and Home

DECEMBER, 1896.

Mr. A. Walter and family have moved into their new house.

Snow fell to the depth of eight or ten inches, the 21st November.

Ripe strawberries were picked in several gardens the first week in November.

Mr. H. W. Bullock left for England Oct. 31st. He expects to be away about six months.

The Salt Spring Island Club met at Rev. E. F. Wilson's residence on Tuesday the 1st inst.

Mr. Mansell has built himself a handsome residence, the contractor being Mr. Reid Bitancourt.

Mr. Storkey, an Englishman, has bought and is now occupying Mr. Smith's farm at Beaver Point.

Mr. Lundy has built himself a new frame house 24x30 feet, also a barn, during the past summer.

Messrs. E. Nilson and E. Erikson have the contract to slash eighty-seven acres for Mr. H. W. Bullock.

Pork and chickens down; flour and coal oil up; and freights to pay both ways. Bad for the farmers!

Messrs. Geoffry and Frank Scott are expected to return home from their trip to England shortly after Christmas.

The Home Sunday School System has now been in operation upwards of two months; it is working very successfully.

Deer, pheasants and willow grouse continue to be plentiful. Mr. Broadwell's colony of tame rabbits is on the increase.

Mr. J. T. Collins' cheese factory and creamery is at present in course of erection; the floor of the main building is 30x30 feet.

The Rev. Rural Dean Cooper will visit the Island on the 14th and 15th inst. to give addresses on the Early History of the British Church.

Mr. Foord's ranch of 410 acres has changed hands, the present owner being Mr. Mollett, who arrived on the 20th ult., with his wife, father, two sons, and two daughters.

An entertainment was held at Burgoyne Bay on the 20th ult., the occasion being the opening of the new school house. The room was well filled and the programme well rendered.

Weather report for October.—Kuper Island: Mean, average temp, 48.5; highest, 66.1 on the 1st; lowest,

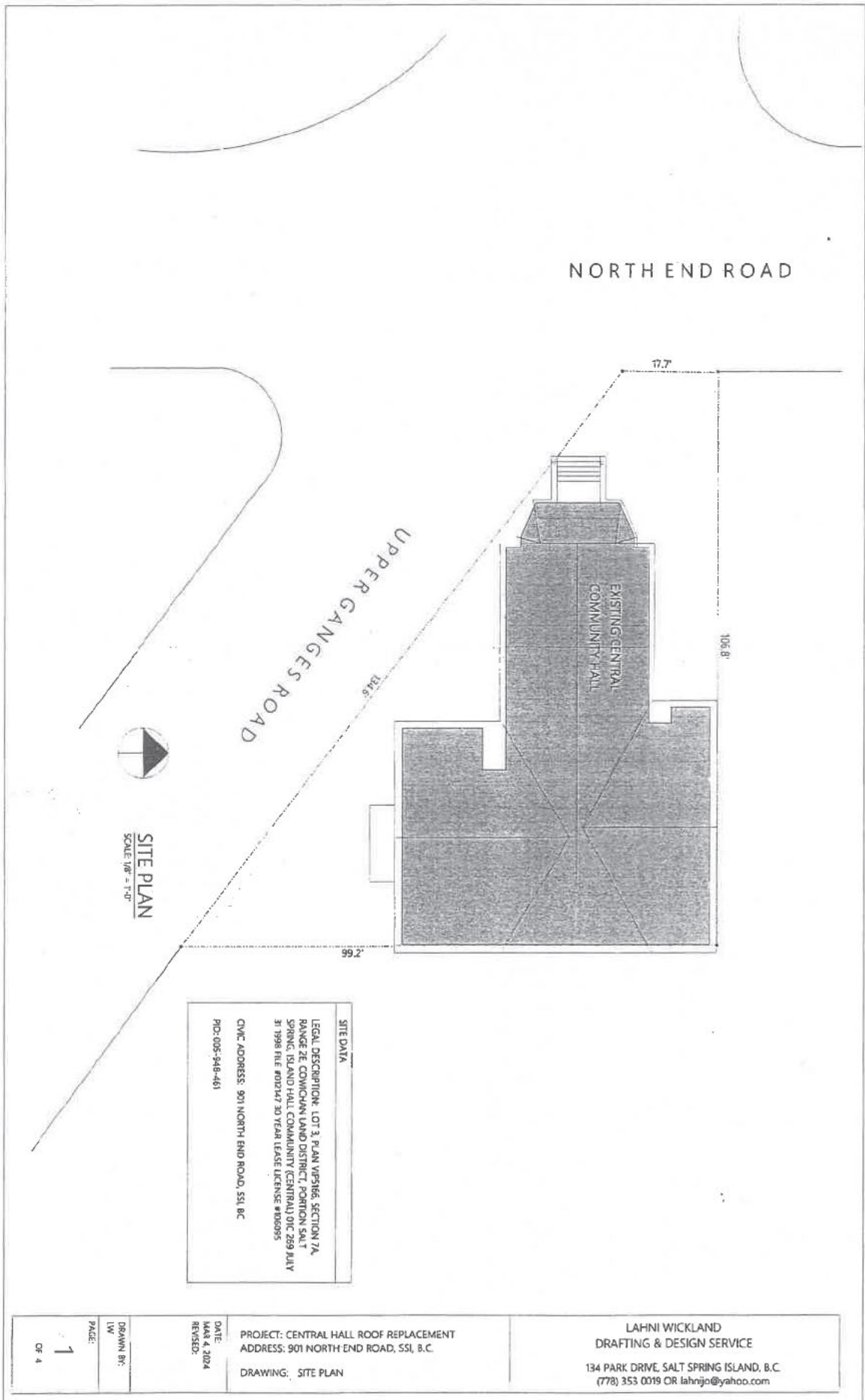
33.0 on the 26th; average bright sunshine, .41; max., .78 on 15th; No. of days completely clouded, 5; rainfall, 3.04 inches.

WINTER RELIEF—Rev. E. F. Wilson will be glad to receive promises of help in the way of provisions and clothing—to be called for only if necessity should arise. There have generally been a few cases of real want during the winter months, and the weather hitherto has been rather exceptionally severe.

The recent changes in our steamboat service are by no means satisfactory, the *City of Nanaimo* calling only on Friday and Saturday. There is a very general feeling on the Island in favour of freight and mails being brought to us via the Saanich Railway and Sidney instead of, as at present, by a steamboat plying between Victoria and Comox. The business of the Island is rapidly increasing and we ought at least to have our mails three days in the week.

HOME SUNDAY SCHOOL. *December 13th.*—Ruth. (1) What two women came to Bethlehem? (2) Who said, "Thy people shall be my people"? (3) What did Boaz say to the reapers? (4) Give a short account of Ruth, Naomi and Boaz. Text, Hebrews, x.: 37. *December 20th.*—St. Mark, i. iv. (1) Which of Jesus' disciples were fishermen? (2) What did Jesus say to the sick of the palsy? (3) What is a parable? (4) Tell, in your own words, one of Jesus' parables. Text, Mark xiii.—35. *December 27th.*—St. Luke i.—iii.: (1) What did the Angel say to the shepherds? (2) Where did Jesus live when a boy? (3) Who were John the Baptist's parents? (4) Tell about Jesus being baptized. Text, Luke ii.—14. *January 3rd.*—I. Samuel iii.—vi.: (1) How many times did God call Samuel? (2) What did Eli say when Samuel told him the vision? (3) What happened to the idol, Dagon? (4) How did the Philistines send back the Ark of God to its place? Text, John iii.—16. *January 10th.*—St. Luke iv.—vi.: (1) What did Jesus do at Nazareth? (2) What made Simon's net break? (3) What was a synagogue? (4) Tell how Jesus was tempted of the Devil. Text, Proverbs xv. 3.

The Vesuvius Hall is to be publicly opened on the 18th instant with an evening entertainment, the proceeds to be applied towards its completion. The following free labour was given while the hall was building: D. Grey, 1 day; W. McFadden, $\frac{1}{2}$; Ed. Rosman, $1\frac{1}{2}$; W. Robertson, $1\frac{1}{2}$; E. Lakin, 2; W. Cotsford, $2\frac{1}{2}$; L. Bitancourt, 10; J. Harrison, $2\frac{1}{2}$; H. Beddis, 3; C. Beddis, 1; A. L. Wilson, 4; N. W. Wilson, 1; D. K. Wilson, 1; G. Bitancourt, 1; J. Shepard, 1; B. Lundy, $2\frac{1}{2}$; W. Stevens, 4; J. Tahoney, 1; H. Colwell, $\frac{1}{2}$; W. Colwell, 3; E. Harrison, 2; J. Norton, 2; W. Norton, $2\frac{1}{2}$; S. Cudell, 1; W. Gwyn, $\frac{1}{2}$; J. Chalmers, 2.



SITE DATA

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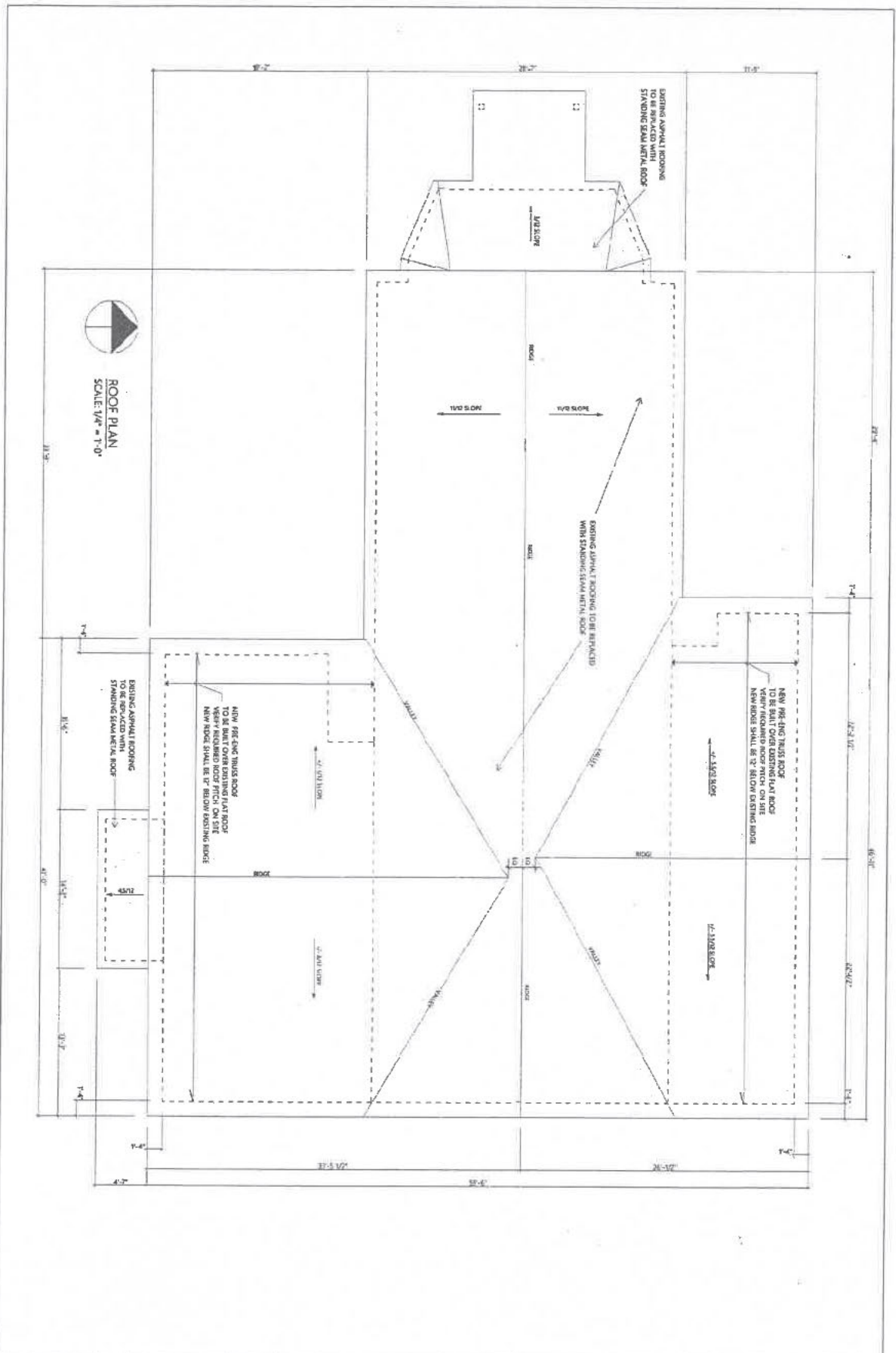
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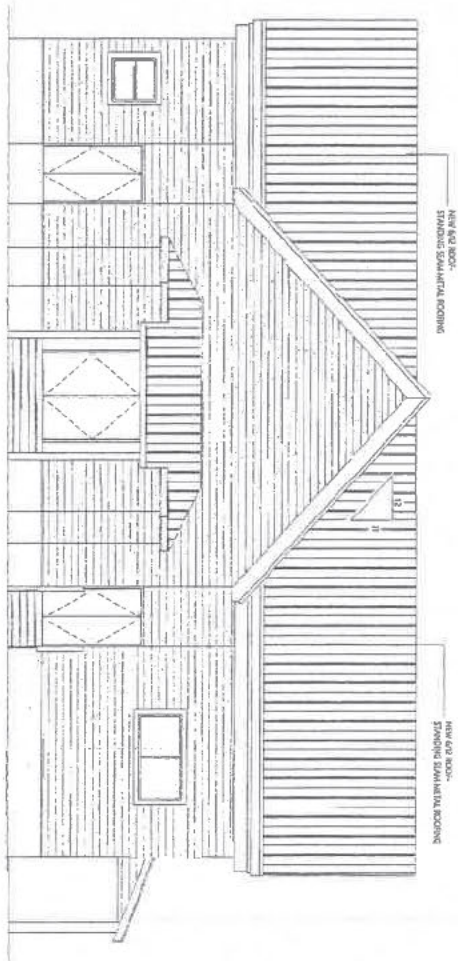
DRAWING: SITE PLAN

LAHNI WICKLAND
 DRAFTING & DESIGN SERVICE
 134 PARK DRIVE, SALT SPRING ISLAND, B.C.
 (778) 353 0019 OR lahnjo@yahoo.com

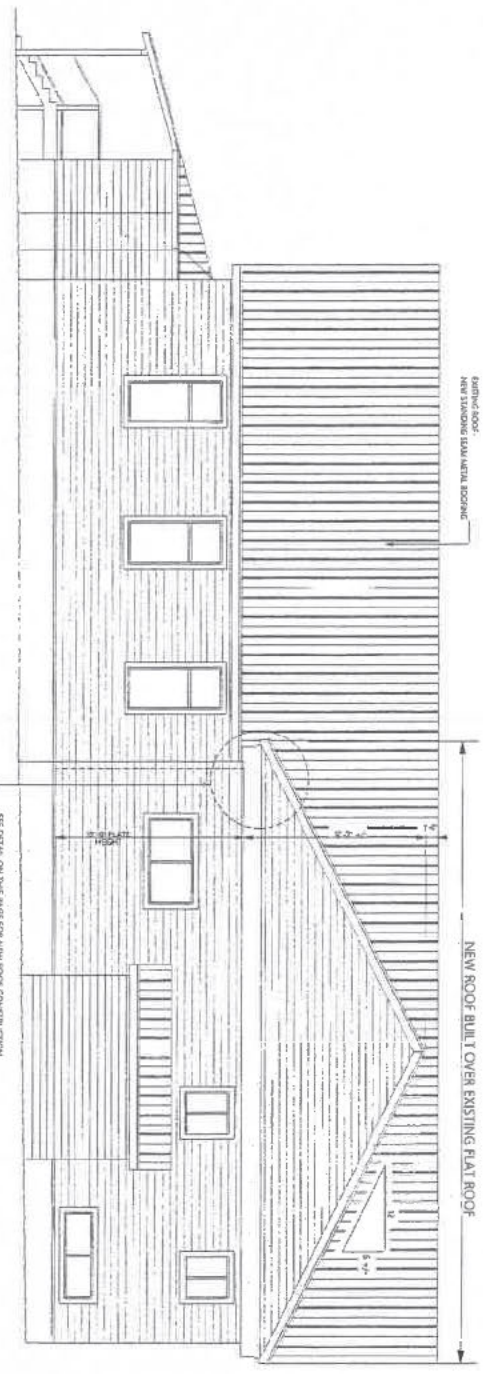


ROOF PLAN
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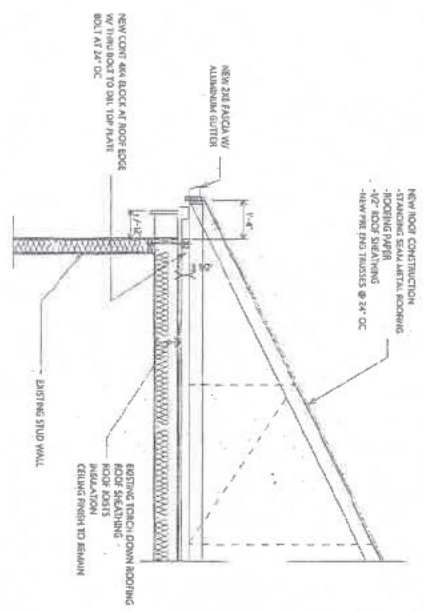
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WEST ELEVATION
SCALE: 1/4" = 1'-0"

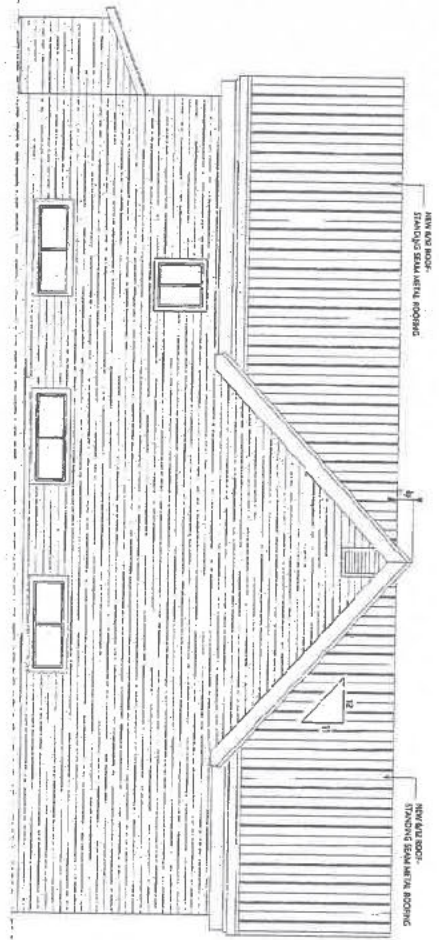


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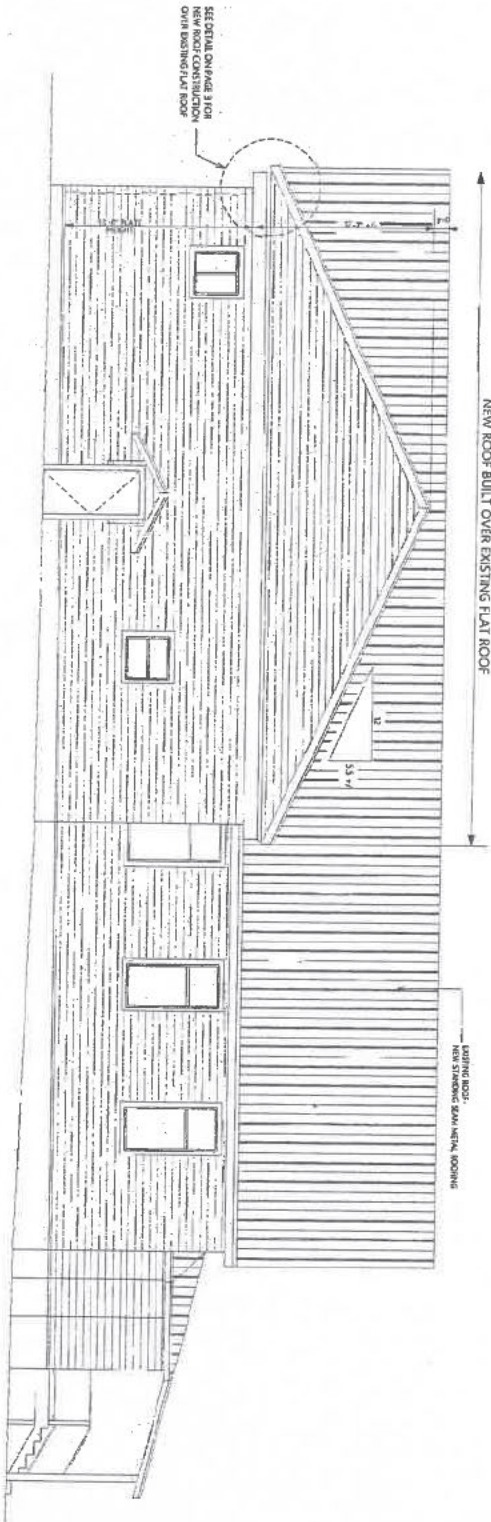


DETAIL AT NEW ROOF
SCALE: 1/2" = 1'-0"

<p>3 OF</p>	<p>PAGE:</p>	<p>DATE: MAY 4, 2024</p>	<p>PROJECT: CENTRAL HALL ROOF REPLACEMENT ADDRESS: 901 NORTH END ROAD, SSI, B.C.</p>	<p>LAHNI WICKLAND DRAFTING & DESIGN SERVICE 134 PARK DRIVE, SALT SPRING ISLAND, B.C. (778) 353 0019 OR lahnijo@yahoo.com</p>
	<p>DRAWN BY: LW</p>	<p>REVISIONS:</p>	<p>DRAWING: SOUTH AND WEST EXTERIOR ELEVATIONS</p>	



EAST ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

DRAWN BY: LW	DATE: MAY 4, 2024 REVISED:	PROJECT: CENTRAL HALL ROOF REPLACEMENT ADDRESS: 901 NORTH END ROAD, SSI, B.C.	LAHNI WICKLAND DRAFTING & DESIGN SERVICE 134 PARK DRIVE, SALT SPRING ISLAND, B.C. (778) 353 0019 OR lahnijo@yahoo.com
		DRAWING: NORTH AND EAST EXTERIOR ELEVATIONS	
PAGE: 4 OF			



Making a difference...together

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: StageCoach School for the Performing Arts

[Redacted]

[Redacted]

Contact(s): Jen MacLellan [Redacted] [Redacted]
(name) (phone) (fax)

[Redacted]

Email address

Contact(s): Christina Penhale [Redacted] [Redacted]
(name) (phone) (fax)

[Redacted]

Email address

Application Summary

Project or purpose for which you require assistance:

We are in need of funds to upgrade our tools and technology for the growing Film Department of our Performing Arts school for island youth.

Amount of grant requested \$ 9,800.00

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

J MacLellan

(signature of authorized signatory)

Administrator

(title)

Jen MacLellan

(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?

Stagecoach School offers education in the Performing Arts for Youth on SSI. Our programs provide a supportive environment where kids can be their authentic selves, are encouraged to make mistakes & try new things. They are safe and encouraged to explore who they are. We have watched LGBTQ+ and "neurodivergent" kids find a home with us to explore their feeling of "otherness" in a safe and supportive environment. Our classes challenge our students to address societal issues, support and respect our differences and provide opportunities for leadership in our community.

Our film classes help our students develop and explore new skills with experienced educators and volunteers. We offer a realistic view of what it's like to be a professional on set that could lead to other empowering projects or future careers in which they can offer their talents, artistry and newly acquired expertise.

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

Salt Spring Island

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.

Stagecoach currently has 7 contracted instructors (less than 5 hours per week), and a Producer that works part-time from January to April. We have an Artistic Director and an Administrator that work the entire year. Last year the total fees paid were around \$47,000.00. This is expected to increase in 2026/27 as we hope to offer full year film classes in addition to our camps and labs.

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

Our organization currently has 102 members. Many of the parents volunteer along with our board and several community members assist during our productions. Stagecoach has been in operation for 26 years.

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.

Filmmaking is expensive! We have run several short but successful filmmaker camps and believe there is demand and support for a larger program where our students are introduced to local experts (many award winning). Musicians and experienced writers, directors, vocalists and actors have supported our programs and have volunteered time to educate our students.

In order for this program to grow our instructors need professional tools and technology. Currently the students use their own devices and borrowed sound and editing devices from teachers and volunteers. The school hopes to purchase a computer, editing software, camera, sound and lighting equipment for the Film program.

3. Please describe how this proposal will benefit the community.

Over the past few years StageCoach families have reached out to request programming for students interested in the film industry. Many students looking to the future desire programs that will lead to career opportunities in an industry they are attracted to. Although many of them also love performing, there has been a shift in the demand for "behind the scenes" education and exposure to other potential roles in the industry. There is currently no other filmmaking program on Salt Spring Island that assists youth in reaching these goals.

The closing of the Galiano Film School has led to numerous conversations over the years with industry professionals about how a similar program could be revived and how StageCoach can support the island youth.

Over the years our expenses have increased but our families continue to need support. We have a Rising Star Grant which provides support for families in need of assistance. The requests for this assistance exceed available funds every year. Our hope is that by receiving the grant we can assist more families, keep tuitions reasonable and provide a living wage to our instructors.

Funding and Financial Information

1. Attach supporting financial information, i.e., budget / financial report. Ensure the following information is clearly itemized;
 - o project budget,
 - o grants / funding from other sources,
 - o funding contributed by applicant through fund raising activities or other sources of revenue and,
 - o 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 _____

We have not applied for any other grants for the Film equipment.

Name of Grant or Funding Agency	\$ Amount Applied For	Status of Grant Application		
		Approved (Y)	Denied (Y)	Pending (Y)
		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

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

Provide services that fall within the mandate of either a senior government or a local service agency? Yes No

Provide an opportunity for individuals to make direct Contributions to the project (e.g., fundraising for the project)? Yes No

Or, is your organization:

part of a Provincial or National fund raising campaign? Yes No

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

STAGE COACH THEATRE SCHOOL

Budget Film School 2026-27

BUDGET FOR FILM SCHOOL OPERATIONS	Estimated
Facility	
Classroom Rental (250 hours @ \$20/hr)	\$5,000.00
Tech	
Sound (microphones and packs)	\$800.00
Computer & Editing Software	\$3,000.00
Camera & Lighting Equipment	\$6,000.00
Advertising	
Salt Spring Exchange	\$200.00
Printed Advertising	\$500.00
Wages	
Instructors	\$15,000.00
Administration	\$6,000.00
Curriculum Development	\$3,000.00
	\$39,500.00
Income:	
Student Tuition	\$22,700.00
Haunted House Admission Donations	\$2,000.00
Fundraiser	\$5,000.00
Grant Request CRD	\$9,800.00
	\$39,500.00

Stagecoach Theatre School for the Performing Arts

Profit and Loss July 2024 - June 2025

	TOTAL
INCOME	
Donation	500.00
Legacy Fund	4,625.00
Total Donation	5,125.00
Donation - no receipt given	1.00
50/50 Draw for Drama	5,160.00
Concession	145.27
Fall Fair Sales	100.00
SpookHouse	1,570.00
Total Donation - no receipt given	6,976.27
Grants	
Gaming Grant	14,500.00
Salt Spring Foundation	7,700.00
Total Grants	22,200.00
Sales	45,817.50
Ticket Sales	25,735.00
Total Income	\$105,853.77
GROSS PROFIT	\$105,853.77
EXPENSES	
25th Gala Event	
Concession	528.21
Honorarium	172.62
Supplies	863.51
Venue	60.90
Total 25th Gala Event	1,625.24
Administration	
Advertising	53.40
Bank charges	143.75
Disposal Fees	0.00
Office expenses	28.20
Total Administration	225.35
Dues and Subscriptions	51.43
BC Society Report	55.00
Quickbooks	571.20
Website	553.55
Total Dues and Subscriptions	1,231.18
Insurance - Liability	2,271.00
Legacy Film	241.19
Advertising	54.90
Honorarium	1,000.00
Supplies	221.08
Total Legacy Film	1,517.17

Stagecoach Theatre School for the Performing Arts

Profit and Loss

July 2024 - June 2025

	TOTAL
Other general and administrative expenses	
Gifts	0.00
Total Other general and administrative expenses	0.00
Production - Dance	
Producer Dance	500.00
Supplies	210.22
Venue Rental	139.81
Total Production - Dance	850.03
Production - Fundraising (Events)	
50/50 Draw	
Gaming License	25.00
Ticket Printing	160.12
Value to Winner	2,580.00
Venue Rental	35.00
Total 50/50 Draw	2,800.12
Advertising	574.56
Concession	408.90
Spin 2 Win	33.58
Spook House	
Advertising/Promotional	14.65
Costumes & Decor	453.48
Honorarium	214.62
Producer Event	500.00
Supplies	103.00
Total Spook House	1,285.75
Total Production - Fundraising (Events)	5,102.91
Production YE - Theatre	
Advertising	1,656.87
Costumes	499.80
Honorarium	900.00
Makeup (and Hair)	71.15
Performance Supplies	0.00
Producer	4,000.00
Producer Assistant	2,620.00
Props	258.48
Rights	5,393.04
Set	992.74
Technical (Sound, Lighting, Projection)	135.08
Travel	308.31
Venue	2,922.85
Box Office Fees	2,463.59
Technical Director	4,050.74
Total Venue	9,437.18
Total Production YE - Theatre	26,272.65

Stagecoach Theatre School for the Performing Arts

Profit and Loss

July 2024 - June 2025

	TOTAL
Program Expenses	
Printing	19.36
Total Program Expenses	19.36
Promotional	187.00
Rent or lease payments	745.35
Classroom Rental	9,439.80
Storage Unit	1,149.97
Total Rent or lease payments	11,335.12
Stationery and printing	412.29
Subcontractors	
Administration	12,000.00
Artistic Director	11,000.00
Instructor Hours	21,170.00
Total Subcontractors	44,170.00
Uncategorized Expense	8,000.00
Total Expenses	\$103,219.30
OTHER INCOME	
Interest earned	1.20
Total Other Income	\$1.20
PROFIT	\$2,635.67



Making a difference...together

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: Patricia Blanchard
[Redacted]
[Redacted]

Contact(s): Patricia Blanchard [Redacted] [Redacted]
(name) (phone) (fax)

[Redacted]
Email address

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

Email address

Application Summary

Project or purpose for which you require assistance:
Liveaboard - Led Beach & Harbour Cleanup and Safety Initiative

Amount of grant requested \$ 5000⁰⁰

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]
(signature of authorized signatory)

HARBOR USER
(title)

Patricia Blanchard
(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?

See attached documents

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

The water, beaches and harbors around Salt Spring Island

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.

fund will be deposited into an account dedicated to SSI Harbors

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

15 Volunteers, one year in operation

Project / Proposal Profile

1. Assistance is being requested for:

capital project and / or equipment

special event

other purpose (Beach cleanup and safety support)

2. Please describe the proposal for which you are requesting assistance. Attach additional information if required.

See attached documents

3. Please describe how this proposal will benefit the community.

See attached document

Funding and Financial Information

1. Attach supporting financial information, i.e., budget / financial report. Ensure the following information is clearly itemized;
 - o project budget,
 - o grants / funding from other sources,
 - o funding contributed by applicant through fund raising activities or other sources of revenue and,
 - o 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

*Last years
last beach cleanup Not for upcoming events*

Name of Grant or Funding Agency	\$ Amount Applied For	Status of Grant Application		
		Approved (Y)	Denied (Y)	Pending (Y)
<i>2025</i> <i>Small Neighborhood</i>	<i>\$500⁰⁰</i>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

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
<i>2025</i>	<i>500</i>	<i>Small community grant beach clean.</i>

4. Does your organization:

Offer direct financial assistance to individuals or families?

Yes No

Provide services that fall within the mandate of either
a senior government or a local service agency?

Yes No

Provide an opportunity for individuals to make direct
Contributions to the project (e.g., fundraising for the project)?

Yes No

Or, is your organization:

part of a Provincial or National fund raising campaign?

Yes No

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

Liveboard-Led Beach & Harbor Cleanup and Safety Initiative (2026)

Funding Request: \$5,000 CAD

Project Period: Spring 2026

Project Lead: Patricia Blanchard

Land Acknowledgement

This project takes place on the unceded traditional territories and waters of the Coast Salish peoples. Salt Spring Island is generally recognized as shared territory by both the W̱SÁNE and Quw'utsun Nations, whose deep and ongoing relationship with these lands and waters we respectfully acknowledge.

Executive Summary

This proposal requests \$5,000 to support a community-driven beach and harbor cleanup initiative combined with direct safety support for liveboard residents.

In 2025, a volunteer-led effort coordinated by Patricia Blanchard successfully completed five cleanup events, removing over **five tons (10,000+ lbs)** of marine debris.

- Conduct **two or more cleanup events**
- Remove up to **5,000 lbs of marine debris**
- Provide **critical safety equipment**
- Expand and strengthen a **dedicated volunteer base**

This initiative will also track and report outcomes to the Local Community Commission (LCC) to support transparency and future planning.

Demonstrated Impact (2025)

- Over **five tons of marine debris removed**
- Multiple successful cleanup events
- Strong volunteer turnout and coordination
- Increased awareness of marine debris and safety issues

Project Description

Beach & Harbor Cleanup Events

- Shoreline litter removal
- Floating debris collection
- Sorting and proper disposal

Volunteer-Centered Approach

Build on the experienced 2025 volunteer group and strengthen community stewardship.

Harbor Safety Support

- Fire extinguishers
- Life jackets
- Spill containment kits

Pilot for Ongoing Stewardship

- Refine logistics for recurring cleanup
- Identify priority zones
- Establish baseline data
- Report results to LCC

Goals & Expected Outcomes

- Remove up to 5,000 lbs of debris
- Deliver 2+ cleanup events
- Engage 24+ volunteers
- Improve safety readiness

Budget (CAD)

Item	Cost
Waste disposal	\$2,000
Cleanup supplies	\$500
Volunteer logistics	\$500
Safety equipment	\$2,000
Total	\$5,000

Conclusion

This initiative builds on proven volunteer-driven success and delivers measurable environmental and community benefits while establishing long-term stewardship.

Liveaboard-Led Beach & Harbor Cleanup and Safety Initiative (2026)
Funding Request: \$5,000 CAD
Project Period: Spring 2026
Project Lead: Patricia Blanchard

Land Acknowledgement This project takes place on the unceded traditional territories and waters of the Coast Salish peoples, including the Penelakut Tribe, Cowichan Tribes, and Tsartlip First Nation, (the WSÁNEĆ and Quw'utsun Nations) among others connected to the Salt Spring Island region. We recognize and respect their enduring stewardship of these lands and waters, and acknowledge that this work continues a long-standing responsibility to care for the environment.

Executive Summary This proposal requests \$5,000 to support a community-driven beach and harbor cleanup initiative combined with direct safety support for liveaboard residents. In 2025, a volunteer-led effort coordinated by Patricia Blanchard successfully completed five cleanup events, removing over five tons (10,000+ lbs) of marine debris. These efforts demonstrated the effectiveness, reliability, and commitment of local volunteers in addressing marine pollution. Building on this proven model, the 2026 initiative will: Conduct two or more cleanup events (based on disposal capacity and costs) Remove up to 5,000 lbs of marine debris Provide critical safety equipment to liveaboard residents Expand and strengthen a dedicated volunteer base This initiative will also track and report outcomes to the Local Community Commission (LCC) and collect valuable data to support transparency and future planning. **Demonstrated Impact (2025)** The 2025 cleanup efforts highlight the strength and reliability of volunteer-led action: Over five tons of marine debris removed Multiple successful cleanup events completed safely and efficiently Strong volunteer turnout and coordination across all events Increased awareness of marine debris and harbor safety issues These outcomes were achieved through hands-on participation, local knowledge, and a shared commitment to protecting coastal ecosystems.

Project Description

- 1. Beach & Harbor Cleanup Events** A minimum of two cleanup events will be conducted, with flexibility to add more depending on disposal costs (which are weight-based and variable). Each event will include approximately 10–15 volunteers and involve: Shoreline litter removal Floating debris collection in harbor areas Sorting and proper disposal using rented waste bins Volunteers will be provided with safety briefings and basic protective equipment.
- 2. Volunteer-Centered Approach** Volunteers are the backbone of this initiative. The project will: Build on the established and experienced 2025 volunteer group Provide structured, well-organized cleanup opportunities Encourage continued community participation and leadership Strengthen local stewardship and environmental responsibility This approach ensures both immediate impact and long-term sustainability.

3. Harbor Safety Support To complement cleanup efforts, the project will provide essential safety equipment to liveboard residents: Fire extinguishers Personal flotation devices (life jackets) Small-scale spill containment kits These resources help reduce risk and improve emergency preparedness within the harbor community. Operating on a sign in fashion to access supply and allowing to collect data on how many at risk liveboard need assistance.

4. Pilot for Ongoing Stewardship This initiative will serve as a pilot to: Refine logistics for recurring cleanup efforts Identify priority cleanup zones Establish baseline data on debris accumulation Support the development of a consistent, volunteer-led stewardship model Report data and results from the pilot project to the Local Community Commission (LCC) Goals & Expected Outcomes Remove up to 5,000 lbs of marine debris Deliver 2+ cleanup events Engage 24+ volunteer participants Improve safety readiness among liveboard residents Reduce risk of localized pollution incidents Strengthen a sustainable, community-led cleanup network

Budget (CAD)	Item	Estimated Cost
	Waste bin rental & disposal (variable)	\$2,000
	Cleanup supplies	\$500
	Volunteer support & event logistics	\$500
	Safety equipment	\$2,000
	Total	\$5,000

Conclusion This initiative builds directly on proven, volunteer-driven success. The strong results from 2025 demonstrate that a dedicated local group can deliver meaningful environmental impact with limited resources. By supporting this project, funding will enable a capable and experienced volunteer network to continue removing marine debris, improving safety, and protecting shared coastal environments—while laying the groundwork for a long-term, community-led stewardship program.

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: Salt Spring Island Minor Baseball Assosiation

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

Email address

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

Email address

Application Summary

Project or purpose for which you require assistance:

With the addition of the new playing field generously supported by the CRD, this request ensures that this significant public investment is protected and sustained. The tarps will help maintain field quality, reduce maintenance demands, and support safe, increased field use.

Amount of grant requested \$ 2,839.20

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)

Board Member

(title)

Sarah Bulmer
(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?

The Salt Spring Island Minor Baseball Association is a volunteer, parent-led organization that provides t-ball, baseball, softball and fastpitch programs to 80-100 youth annually. As the only provider of these sports on Salt Spring Island, and in partnership with CRD Parks, we support community wellness by offering youth a safe, healthy, and socially connected outdoor sport experience.

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

SSIMBA primarily serves Salt Spring Island youth aged 5–19, while also providing essential access to organized baseball and softball for youth from other Gulf Islands where such opportunities are unavailable.

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.

SSIMBA is entirely volunteer run, with no remuneration or benefits provided to its board members or officers. The only paid positions within the association are youth and adult head umpires, who are compensated to ensure safe and fair play during visiting team games.

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

We have a Board of 11 directors and officers working year-round and have many volunteers (20+) throughout the busy season helping out most coaches and parents of players participating. We were established as a non-profit society in 2019, but have been providing baseball and softball for well over 30 years on SSI.

Project / Proposal Profile

1. Assistance is being requested for:

capital project and / or equipment

special event

other purpose (Capital Purchase of Field Tarp for new Softball Hydro Field)

2. Please describe the proposal for which you are requesting assistance. Attach additional information if required.

SSIMBA is requesting grant funding to purchase a high-quality field tarp for the new Hydro softball field. The tarp will be used to protect the home plate area, helping to preserve field conditions, reduce weather-related damage, and extend the usable life of the new community asset. Designed to withstand local weather conditions, these weighted tarps are expected to last 10+ years.

3. Please describe how this proposal will benefit the community.

The proposal supports CRD recreation and youth-wellness goals by maintaining a safe, reliable, and accessible community softball field for local youth and families. Protecting the high-use home plate area from weather damage will reduce injury risk, prevent field closures, and extend the usable season. This investment helps sustain affordable sport opportunities while protecting the long-term value of a CRD-supported recreational asset.

Funding and Financial Information

- 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.
- Have you applied for a grant / funding from another source(s)? NO YES
If yes, complete the following chart. **If no**, please explain We will be putting forward an application to BC Gaming end of May.

Name of Grant or Funding Agency	\$ Amount Applied For	Status of Grant Application		
		Approved (Y)	Denied (Y)	Pending (Y)
		<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

- 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
2025	\$ 2,000.00	Tarp for Portlock baseball field

4. Does your organization:

Offer direct financial assistance to individuals or families? Yes No

Provide services that fall within the mandate of either a senior government or a local service agency? Yes No

Provide an opportunity for individuals to make direct Contributions to the project (e.g., fundraising for the project)? Yes No

Or, is your organization:

part of a Provincial or National fund raising campaign? Yes No

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



Making a difference...together

**REPORT TO THE SALT SPRING ISLAND LOCAL COMMUNITY COMMISSION
MEETING OF THURSDAY, MAY 21, 2026**

SUBJECT **Salt Spring Island Local Community Commission’s External Grants -
Spring 2026**

ISSUE

This report provides an update on new and in-progress external grants activity for the period from October 2025 to May 2026.

BACKGROUND

A summary of the external grant applications (Appendix A) details grants submission and the application status. Several projects in the Five-Year Financial Plans under the delegated authority of the Salt Spring Island Local Community Commission are reliant on grant funding to proceed.

IMPLICATIONS

Financial Implications

New Grants / Contributions Awarded

1. \$10,226 Summer Student Grant- Camp Leaders (applied for \$18,732).
2. \$23,544 Island Health Inclusion Support Worker for 2-year camp support.

Upcoming Grants Pending Approval

1. \$1,750,000 Capital Infrastructure Stream- Rainbow Recreation Building Envelope.
2. \$100,000 Ministry of Transportation and Transit, Transit Minor Betterments Grant – Ganges Visitor Information Centre Bus shelter.

CONCLUSION

The Capital Regional District recognizes grants are a supplementary funding source to address the needs within the scope of the Salt Spring Island Local Community Commission (LCC) services. A number of services under the LCC are reliant on grant funding to proceed.

RECOMMENDATION




There is no recommendation. This report is for information only.

Submitted by:	Dan Ovington, BBA, Senior Manager, Salt Spring Island Administration
Concurrence:	Stephen Henderson, MBA, P.G.Dip.Eng, BSc, General Manager, Electoral Area Services

Appendix A: 2026 SSI External Grants Tracker Spring

2026 SSI LCC Services Grants Tracker

(Updated as of 06-May-26)

 Approved	 Pending	 Unsuccessful
2	2	5
\$23,544	\$1,850,000	\$233,131

2026 Approved Grants

Service	Grant Program	Date Submitted	Project Status	Amount
Salt Spring Island Parks and Recreation	Summer Student Grant- Camp Leaders (partial)	27-Nov-25	100%	\$10,226
	Island Health- Inclusion Support worker for Spring/Summer Camps 2 year	12-Feb-26	100%	\$23,544
Total				\$23,544

2026 Pending Grants

Service	Grant Program	Date Submitted	Project Status	Amount
Salt Spring Island Parks and Recreation	Strategic Priorities Fund Capital Infrastructure Stream - Rainbow Recreation Building Envelope	12-Sep-25	25%	\$1,750,000
Salt Spring Island Transportation	MoTT Transit Minor Betterments - Vistor Centre Bus Shelter and Prep	15-Apr-26	5%	\$100,000
Total				\$1,850,000

X 2026 Unsuccessful Grants

Service	Grant Program	Date Submitted	Project Status	Amount
Salt Spring Island Parks and Recreation	SPARC Local Community Accessibility Grant Program	12-Mar-26	0%	\$25,000
	SSI Foundation Community Grant- Gym Inflatable	12-Mar-25	0%	\$9,625
	Summer Student Grant- Camp Leaders (partial)	27-Nov-25	100%	\$8,506
Salt Spring Island Transportation	Green Municipal Fund School Routes Expression of Interest- Rainbow Road	15-Oct-25	25%	\$125,000
	MoTT Transit Minor Betterments - Vistor Centre Bus Shelter	14-May-25	5%	\$65,000
Total				\$233,131



Making a difference...together

REPORT TO SALT SPRING ISLAND LOCAL COMMUNITY COMMISSION MEETING OF THURSDAY, MAY 21, 2026

SUBJECT **Ganges Fire Hall Project Charter - Consultation**

ISSUE

The purpose of this report is to review and approve a Project Charter outlining the consultation steps associated with the Ganges Hall Repurposing Project.

BACKGROUND

The former Ganges Fire Hall will be vacated in late 2026 following completion and commissioning of the new Salt Spring Island (SSI) Fire Hall. Upon vacancy, responsibility for the operations and maintenance of the existing fire hall building will transfer to the Capital Regional District (CRD) through the SSI Parks and Recreation Service, as delegated to the SSI Local Community Commission (LCC).

In anticipation of this transition, the LCC engaged a registered professional to assess the existing building's compliance with the BC Building Code, and to evaluate the feasibility and cost implications of repurposing the structure for alternative uses. The completed assessment compared the requirements for repurposing the building for assembly occupancy, such as a community hall or farmers market, against demolition of the structure to enable future redevelopment.

The assessment concluded that the existing fire hall cannot support assembly occupancy without significant investment, including upgrades to building systems, fire and life safety measures, universal accessibility, interior reconfiguration and full replacement of the building envelope. Given the scale of required upgrades, the site's central location, and the high level of community interest in its future use, staff recommend a structured planning and engagement process before any decisions are made.

The attached Project Charter (Appendix A) outlines the scope, timeline, budget, governance, risks and consultation framework for this work.

ALTERNATIVES

Alternative 1

That the Salt Spring Island Local Community Commission approve the Ganges Fire Hall Repurpose Project Charter (Appendix A) and authorize staff to proceed with the project as outlined, including community and First Nations engagement and associated assessments, within the approved project budget.

Alternative 2

That the Salt Spring Island Local Community Commission refer the report back to staff for additional information.

IMPLICATIONS

Financial Implications

A total project budget of \$70,000 has been allocated to the Ganges Fire Hall Repurpose Project. Remaining funding sources include:

- \$21,050 remaining from 2025 Community Works Funding following completion of the initial architectural assessment.
- \$40,000 in reserve funding allocated in 2026.

The budget includes professional assessments, community engagement services, First Nations capacity funding, project management, and contingency. It is not anticipated that the full budget will be required. Any surplus funds will remain available for future project phases or be returned to reserves in accordance with CRD financial practices.

Approval of the Project Charter does not authorize future capital construction or redevelopment expenditures.

First Nations Implications

The property is located in an area of high First Nations interest and archaeological sensitivity. As a result, early and ongoing engagement with Indigenous governments will be a critical component of the project. Broader community consultation would follow to identify community needs, explore feasible options, and understand ratepayer support for various potential outcomes.

CONCLUSION

Approval of the Ganges Fire Hall Repurpose Project Charter will allow staff to undertake the necessary planning, assessment, and engagement work required to bring forward informed and community-supported options for the future use of the former Ganges Fire Hall site. This approach ensures that future decisions reflect community needs, respect Indigenous interests, and clearly outline the financial and operational implications for consideration by the Local Community Commission.


RECOMMENDATION

That the Salt Spring Island Local Community Commission approve the Ganges Fire Hall Repurpose Project Charter (Appendix A) and authorize staff to proceed with the project as outlined, including community and First Nations engagement and associated assessments, within the approved project budget.

Submitted by:	Dan Ovington, BBA, Senior Manager, Salt Spring Island Administration
Concurrence:	Stephen Henderson, MBA, P.G.Dip.Eng, BSc, General Manager, Electoral Area Services

ATTACHMENT

Appendix A: Ganges Fire Hall Repurpose Project Charter

		<h1>Project Charter</h1> <h2>Ganges Fire Hall Repurpose Project – Consultation</h2>
Department / Division:	SSI Parks and Recreation / SSI Electoral Area	
Budget / Account Code:	CX.201.1415	
SharePoint File No.:	5220 Projects – Ganges Fire Hall	
Prepared By:	Dan Ovington	
Last Updated:	Thursday, May 14, 2026	

1. PROJECT BACKGROUND

The former Ganges Firehall at 105 Lower Ganges Road will be vacated in late 2026 following completion of the new Salt Spring Island (SSI) Firehall. At that time, the Capital Regional District (CRD) through the SSI Parks and Recreation Service delegated to the Local Community Commission (LCC) will assume responsibility for the building's operations and maintenance. To inform planning for the site, the LCC engaged a registered professional to assess the structure's compliance with the BC Building Code and to identify the costs and regulatory considerations associated with potential changes in occupancy. The resulting assessment compares the investment required to repurpose the building for assembly uses, such as a community hall or farmers market, with the costs of demolishing the structure to enable future redevelopment.

The assessment concludes that the existing building cannot support assembly occupancy without substantial upgrades, including modernization of building systems, fire and life safety improvements, accessibility enhancements, interior reconfiguration, and full building envelope replacement. Given the site's central location and strong community interest in its future, long term planning and community engagement will be important to identify gaps in community space and guide decisions that align with local priorities and resources. Because the property is situated in an area of high First Nations interest and archaeological significance, early engagement with First Nations will be essential to identifying interests and navigating regulatory requirements. Broader community consultation can then follow to evaluate potential uses and determine ratepayer support for higher-cost redevelopment options.

2. PROJECT PURPOSE

The purpose of this project is to evaluate feasible future options for the former Ganges Fire Hall site either through repurposing the existing building or removing it to enable new development and to support an informed, transparent decision-making process.

3. CRITICAL SUCCESS FACTORS

(S.M.A.R.T. – Specific, Measurable, Agreed-upon, Realistic, Time-Sensitive)

The following criteria will be the major indicators of success of the project:

- Delivered on-budget, continue to meet or exceed community use and future demand requirements, Universal accessibility, Vandalism resistant, Delivered on-time

4. SCOPE

	In Scope	Status
1	Administration: <ul style="list-style-type: none"> • Draft Project Charter • Stakeholder identification • Review background information (reports) • Complete Privacy Impact Assessment (if required) • Communication plan • LCC to approve project scope / Project Charter <ul style="list-style-type: none"> - Post Request for Proposals and award contract (for community engagement) 	
2	Site Assessments: <ul style="list-style-type: none"> • Survey/ Archaeological • Geotechnical review • Determine any constraints around building/land changes 	
3	Initial Community Input (Listening Phase) * <ul style="list-style-type: none"> • Identify high level options (repurpose, replace, demolish) • Gather feedback on: <ul style="list-style-type: none"> - Community needs and priorities - Perceived value of building • Ideas for repurpose or replace 	
4	Options Development and Evaluation: <ul style="list-style-type: none"> • Prepare three or four options based on community input • Prepare comparative summaries showing implications (cost, timelines, needs, tax implications, benefits, risks, etc.) • Present to LCC for comment /approval prior to making options public 	
5	Community Engagement: <ul style="list-style-type: none"> • Present options back to the community showing how earlier feedback was used / implications of each option • Invite input on preferred option(s) 	
6	First Nations Engagement (ongoing and parallel): <ul style="list-style-type: none"> • Engage Indigenous governments early and throughout the process. • Provide capacity funding to review options and provide input 	
7	Report Back: <ul style="list-style-type: none"> • Compile “What We Heard” summary document (key themes, areas of consensus and disagreement, constraints/implications that inform decision making) • Post publicly, refer to Nations and present to LCC for comments • LCC to recommend preferred option for final comments 	
	Decision Making <ul style="list-style-type: none"> • Develop class D +/-50% cost estimates for preferred option • Present final comments with preferred option to LCC for final comments and consideration. • Draft final report • Post publicly 	

* Engagement details / methods to be specified by consultant.

5. PROJECT DELIVERABLES

No.	List of Project Deliverables	Acceptance Criteria
1	Project Charter	Project Charter approved by LCC
2	Assessments	Completion of required assessments (Archeological, geotechnical, others as needed)
3	Initial Input Report	Draft report based on broad community engagement
4	Options Evaluation	Prepare options and comparative summaries, solicit feedback from the community, key stakeholders and First Nations.
5	What we Heard Report	Draft report for LCC consideration
6	Draft Final Option	Draft presented to LCC for final comments before posting publicly for “final thoughts”
7	Final Report	Prepare final report and cost estimates

6. TIMELINES

Milestones, etc.	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr
Administration	X											
Post RFP		X	X									
Assessments				X	X							
Listening Phase						X	X					
Options Development							X	X				
Options engagement									X	X		
LCC Final Review											X	
Final reports												X

7. BUDGET

\$30,000 of Community Works Funding was included in the 2025 SSI Parks and Recreation Capital plan to engage a registered professional to complete the repurpose evaluation. The contract for this work came in under budget at \$8,950 leaving \$21,050 in the project fund.

An additional \$40,000 of reserve funding has been allocated in 2026 to support the Firehall Repurpose project bringing the total project budget to \$70,000. It is not anticipated that the full budget amount will be required for this phase of the project. Similar to the repurpose evaluation, any funds remaining will be left in the project fund to support next steps or returned to the CRF.

Cost Explanation	Amount (\$)	Funding Source
Architecture assessment	\$8,950	CWF (completed)
Engagement Contractor	\$30,000	CWF/reserves
Professional Assessments	\$10,000	Reserves
First Nation Capacity Funding	\$6,000	Reserves
Miscellaneous (signage, temp. fencing)	\$1,500	Reserves
Project Management (10%)	\$6,000	Reserves
SUB TOTAL	\$62,450	
Contingency (12%)	\$7,550	Reserves
TOTAL	\$70,000	

** Class D estimate + or – 50%, a preliminary estimate which due to little or no site information indicates that the approximate magnitude of costs of the proposed project based on the clients' broad requirements*

8. ADDITIONAL ASSUMPTIONS / CONSTRAINTS

No.	Description
1	It is assumed that the transfer of ownership will proceed as planned.
2	It is assumed that there will be a timely review of plans to meet project milestones.
3	It is assumed that the community and key stakeholders will participate in the engagement.
4	Capacity funding required for First Nation engagement has not been confirmed
5	Right of way on the property for water storage has not been adequately assessed to determine any set back requirements that may limit development options

9. PROJECT TEAM

The following is a description of the roles and responsibilities for the project team.

<p>Project Manager (Dan Ovington, SSI Senior Manager)</p>	<ul style="list-style-type: none"> • Provide overall leadership for the project team and accountability for scope, schedule, and budget. • Manage all project procurement, including contract and purchase approvals under \$100,000. • Plan, coordinate, and allocate resources to address issues and maintain project progress. • Identify project risks and implement mitigation strategies. • Lead project status review meetings and maintain effective communication with key stakeholders. • Liaise with the Commission and attend Commission and Board meetings as required, including preparation of staff reports. • Ensure compliance with applicable policies, procedures, and governance requirements. • Collaborate on the final project report.
<p>Project Administration (SSI Administration Staff)</p>	<ul style="list-style-type: none"> • Provide tender and contract administration. • Book venues for open house/public engagement. • Draft communications plan. • Advertise /promote engagement events/materials as required • Field questions related to project. • Ensure compliance with policies and procedures. • Monitor project budget.
<p>Communications (CRD Corporate Communications)</p>	<ul style="list-style-type: none"> • Approve and distribute communication plans as appropriate. • Approve and distribute media release(s) • Share and promote events / activities on social media. • Development/production of publications displays and presentations. • Update website, newsletters/info sheets. • Support public/stakeholder engagement as needed.
<p>First Nations Engagement (CRD FN Relations Department)</p>	<ul style="list-style-type: none"> • Support project team and consultant with FN engagement. • Provide templates and review letters to FN. • Attend quarterly meetings with WSAANICH Leadership Council. • Attend meetings with Nations. • Provide contact information.

10. KEY STAKEHOLDERS

Stakeholder	How Stakeholder is Affected by/Interested in Project	Involvement (see legend below)
CRD CAO / GM	Needs to be kept informed of the project. Commitment and support for project is necessary.	A
Local Community Commission	Needs to be kept informed of the project. Commitment and support for project is necessary. Key decision maker who makes recommendations to CRD Board for final consideration.	A, PD
SSI Chamber of Commerce	Needs to be kept informed of the project. Commitment and support for project is necessary. Key link to surrounding businesses.	I, C
MOTT / Island Trust	Ensure stakeholder requirements are represented on the project. Group's level of concern can have a high level of impact on the decisions. (Zoning, setbacks)	I, C
Market Boards (Sat / Tue)	Ensure stakeholder requirements are represented on the project. Group's level of concern can have impact on the decisions.	I, C
Arts and Event Organizers	Ensure stakeholder requirements are represented on the project. Group's level of concern can have impact on the decisions.	I, C
Park Users	Ensure stakeholder requirements are represented on the project. Group's level of concern can have impact on the decisions.	I, C
SSI Operations Maintenance Staff	Kept informed of the project and provides input on process selections, equipment selections, maintenance issues, daily operational impacts etc.	I, C
SSI Administrative Staff	Keep informed of the project and prepare contract agreements. Receive public comments.	I, C
Adjacent property owners.	Ensure stakeholder requirements are represented on the project. Group's level of concern can have impact on the decisions.	I, C

Legend

NI = no involvement
 I = information only
 C = consulted
 PD = planning and decision making
 A = approval rights to say "Yes" or "No" to a decision

11. RISK IDENTIFICATION

No.	Risks Identification (Related to scope, schedule, budget, stakeholders, etc.)	Likelihood to Occur (low, medium, high)	Impact if Occurs (low, medium, high)	High Level Risk Response Strategy (if applicable)
1	Environmental / Archaeological/ First Nations	Medium	High	Complete assessments as first step in project to determine any risks and mitigation strategy.
2	Existing Site Conditions	High	High	Ensure site conditions are assessed properly, and site is prepared considering Operations and Maintenance aspects.
3	Project costs are greater than budgeted	Low	High	Need to obtain cost estimates for all the upgrades. A 12% contingency has been included in the budget.
4	Public opposition	Low	High	Ensure effective community communication strategy throughout the process. Develop mitigation action strategies to address issues.
5	Time Overruns	Medium	High	Keep a track on the project timeline to ensure the project is on schedule and update stakeholders if timelines need an adjustment.

12. SIGN-OFF

Position/Title	Print Name	Approval / Motion	Date
Project Manager	BBA, Senior Manager, Salt Spring Island Electoral Area		
Project Sponsor	Salt Spring Island (SSI) Local Community Commission		



Making a difference...together

REPORT TO SALT SPRING ISLAND LOCAL COMMUNITY COMMISSION MEETING OF THURSDAY, MAY 21, 2026

SUBJECT **Synthetic Ice Rink Donation**

ISSUE SUMMARY

The purpose of this report is to review potential sites and implications regarding the proposed donation of a synthetic ice rink to the Capital Regional District (CRD).

BACKGROUND

Seasonal ice facility development has previously been identified as a potential recreational program on Salt Spring Island (SSI), however, it has not been advanced as a priority due to the significant capital and operating costs, as well as environmental considerations associated with construction and mechanical refrigeration systems.

At its April 16, 2026 meeting, the SSI Local Community Commission (LCC) received a presentation from the Salt Spring Island Healthy Living Society (SSIHLS) proposing the donation of a used modular synthetic ice rink system (Appendix A). The system includes boards, sub-flooring, netting, and synthetic ice tiles forming a 40ft × 80ft CAN-ICE surface. The product requires no refrigeration, can be operated year-round, and can be assembled within approximately seven hours.

Maintenance requirements are limited to routine cleaning and water removal, and the material is reported not to shed microplastics. The tiles have an estimated lifespan of 10 years and can be inverted once worn, extending their useful life by a further approximate 10 years.

The rink was previously owned by the Victoria Hockey Legacy Society and used intermittently for special events. It has since been acquired by an anonymous donor, who is covering the estimated \$100,000 purchase cost. KidSport Greater Victoria has additionally committed to covering transportation costs, estimated at \$10,000, to deliver the system to SSI.

Installation of the synthetic surface would require the CRD to identify or construct a suitable firm, level base, such as concrete, asphalt, or compacted aggregate. Potential sites include the Phoenix property, Portlock Park and Rainbow Recreation Centre, as they meet applicable zoning and regulatory requirements and are already developed for active recreation uses. The rink could be delivered to SSI and temporarily stored in a seacan as site preparation is completed.

Operationalizing the facility would require determining an appropriate site and establishing an operating model, programming schedule and fee structure or revenue split. Additional infrastructure and equipment needs include installation of a storage building, acquisition of skate rental inventory (skates, helmets, pads, skating assists, etc.), and purchase of skate sharpening equipment. Preliminary information provided by SSIHLS suggests that revenue generated through skate rentals and programming could offset operating costs; however, this has not been independently validated.

SSIHLS has advised that the donor and the Victoria Hockey Legacy Society are seeking confirmation of interest or commitment within approximately one month (May 2026 at time of writing), reflecting a compressed decision timeline.

ALTERNATIVES

Alternative 1

That the Salt Spring Island Local Community Commission identifies Portlock Park as the preferred site for a temporary installation of the synthetic ice rink and direct staff to report back on detailed costs associated with installation and operation as well as potential funding partners and a recommended operating model.

Alternative 2

That this report be referred back to staff for additional information.

IMPLICATIONS

Site Considerations

When evaluating potential locations, consideration should be given to existing site conditions, including parking availability, washroom facilities, accessibility, and lighting. Portlock Park (Appendix B) appears to meet most of these requirements, with additional accessibility upgrades already underway.

Location	Site Overview	Skate Shop	Sales and Admissions	Parking	Washrooms	On Bus Route	Lights
Portlock	Existing 50x 90ft. concrete pad	Renovate existing Office	Renovate existing Office	~50 parking stalls	Male, female	Yes	Yes
Rainbow	Site would need to be cleared and leveled	New build required	Existing reception in RRC lobby	~50 parking stalls	Male, female, accessible	Yes	No
Phoenix	Existing 45x 90ft. concrete pad	New build required	New build required	~10 parking stalls, could be expanded	Porta-potty required	No	No

While the current master plans for the Portlock and Rainbow sites do not allocate space for a synthetic ice rink, plans could be revisited to incorporate a permanent location, should the LCC choose to proceed with the proposed installation. It has also been noted that the synthetic ice rink is relocatable and could be moved in the future if a more suitable site is identified.

Financial Implications

While the capital acquisition cost is described as zero to the CRD, the following potential costs should be considered:

- Site preparation (grading, surfacing, drainage)
- Storage (seacan), seasonal relocation or winterization
- Utilities (lighting, washrooms, skate shop, admissions booth, parking)
- Staff time (administration, agreements, operations, repairs and maintenance)
- Updates to park Master Plans (Portlock Park/Rainbow Rec)
- Maintenance and repairs (replacement of damage boards, netting, synthetic sheets, etc.)

Operational risks include lower than projected revenue projections requiring operating reserve funding to offset. As with newer technology there are risks/unknowns around longer-term maintenance needs and life-cycle cost of the asset.

There have been some reports of synthetic rinks being underutilized as the skating experience is not the same as ice. Synthetic ice takes more effort (has more friction) than skating on ice and can be undesirable for some users and potentially impact revenue projections.

Operating Models

Options for operating the facility include:

- License of Occupation on CRD land, fully operated by SSIHLS
- Partnership model with shared responsibilities
- CRD operated facility

Whichever operating model is chosen, maintenance and cleaning of the surface must be a top priority to preserve the operating integrity of the rink. If maintenance schedules are not adhered to, performance of the surface reduces drastically and can impact user experience.

Alignment with Existing Plans & Strategies

One of the priorities from the 2019 Salt Spring Island Parks and Recreation Strategic Plan for Parks, Water Access and Trails is to “provide a diverse mix of outdoor athletic facilities”. Community and stakeholder engagement conducted in the creation of this strategic plan identified that new and innovative programs will be supported by residents and when asked about specific new programs of interest, a seasonal ice rink is one that received multiple mentions.

A framework has been created, within the 2019 Strategic Plan (Appendix C), to help guide decision making for new recreation initiatives or proposals.

Social Implications

Ice skating is a unique and valuable physical literacy skill that enhances fundamental movement skills, motor skills and promotes balance, coordination and agility. Skating and playing hockey are also a culturally significant activity that is a part of the Canadian identity.

Currently those wishing to learn to skate or to play hockey must travel off island to facilities on the mainland or Vancouver Island.

The addition of this ice surface provides an exciting opportunity for children, youth and adults to learn the fundamental movement skill of skating and to participate in the iconically Canadian recreational activity of ice hockey without having to travel off island. It also provides year-round access to unique outdoor activity on SSI.

Environmental Implications

Synthetic ice has minimal environmental impact compared to traditional ice as it does not require energy, water or refrigeration systems. The plastic ice tiles can be reused/repurposed (practice area/shooting area), resold to another organization or recycled at the end of their lifespan (recycling process variable depending on available recycling depots). This brand of synthetic ice is also reported to be free from microplastic shedding.

CONCLUSION

The proposed synthetic ice rink represents a unique, low-capital opportunity to introduce a new recreational amenity on Salt Spring Island; however, it carries a range of operational, financial, and location considerations that require further analysis. While suitable locations exist, each presents varying levels of readiness, infrastructure requirements, capital investment and alignment with existing plans. The short timeline associated with the proposed donation limits the ability to complete a comprehensive evaluation and increases potential risk to the Capital Regional District. Direction from the Local Community Commission will determine whether staff proceed with detailed feasibility work or defer consideration of the opportunity at this time.

RECOMMENDATION

That the Salt Spring Island Local Community Commission identifies Portlock Park as the preferred site for a temporary installation of the synthetic ice rink and direct staff to report back on detailed costs associated with installation and operation as well as potential funding partners and a recommended operating model.

Submitted by:	Kent Bittorf, BPhEd, Manager, Salt Spring Island Parks and Recreation
Concurrence:	Dan Ovington, BBA, Senior Manager, Salt Spring Island Administration
Concurrence:	Stephen Henderson, MBA, P.G.Dip.Eng, BSc, General Manager, Electoral Area Services

ATTACHMENTS

- Appendix A: Salt Spring Island Health Living Society Community Rink Presentation
- Appendix B: Portlock Park Site Rendering
- Appendix C: Salt Spring Island Strategic Plan Decision Making Framework

A community ice rink for Salt Spring Island.

A presentation to the LCC by Jesse Giddings

WHO WE ARE

Neighbors building what the island has been missing.

The Salt Spring Island Healthy Living Society is a registered nonprofit with one purpose — helping islanders get active, stay connected, and build a healthier community together.

We've been working on bringing a rink to Salt Spring for over a year. We started by exploring a full-size traditional facility — built a team, opened conversations with the BC Sport Fund, and did the homework on what it would take. So when this opportunity came across our desk a few months ago, we weren't starting from zero.

We had the team, the legal structure, and the relationships ready to move on it quickly.

ADVISOR & CO-CHAIR

Luc Robitaille

President, Los Angeles Kings
Hockey Hall of Fame Inductee
Co-Chair, SSIHL

*With personal ties to Salt Spring and a real
commitment to seeing this happen.*

THE OPPORTUNITY

A \$175,000 rink. Zero cost to the island.



Fully funded. Gently used. Ready to ship.

The Victoria Hockey Legacy Society purchased this premium 80' x 40' CAN-ICE rink for ~\$175,000 and used it for events including Scotiabank Hockey Day in Canada. KidSport Greater Victoria connected us, an anonymous donor is covering the \$100,000 acquisition, and KSGV is covering ~\$10,000 in transport and setup. Salt Spring's cost to acquire: zero.

SIZE

80' x 40'

Full-size recreational surface

MANUFACTURER

CAN-ICE

Canada's premier synthetic ice

LIFESPAN

~10 yrs

Built for long-term community use

INSTALLATION

1 day

Sets up in roughly seven hours

WHAT IT BECOMES

Something for everyone on the island.

■ *Youth & after-school*

Kids and teens — especially Friday and Saturday evenings, when the island has the least to offer them.

■ *Family open skate*

Affordable drop-in sessions, skate rentals included. No equipment required.

■ *Learn-to-skate*

Beginner-friendly sessions for adults and seniors getting on the ice for the first time.

■ *School & community*

School programs, holiday skates, charity nights — a venue the whole island can activate.



The actual rink in use — Scotiabank Hockey Day in Canada, Victoria.



And here's the unlock: the rink sets up in seven hours. It's modular. Imagine relocating it to Centennial Park each winter — a gathering point in the heart of the village.

THE TECHNOLOGY

Nothing like the plastic of the past.

This is the official synthetic surface of the NHL.

Sidney Crosby has one at his home. NHL players who've used CAN-ICE report **85% skating response and 95–100% puck response** versus fresh ice. It doesn't dull skate blades any faster than real ice. And it skips everything that makes a refrigerated rink impossible here:

- ✓ No refrigeration. No utility overhead.
- ✓ No microplastic shedding. No zamboni.
- ✓ Tiles are double-sided — flip after ~10 yrs for a fresh decade.
- ✓ Sets up in seven hours with a rubber mallet.
- ✓ Maintenance: keep it clean, squeegee water after rain.



SEE IT IN MOTION

Scan for video of the actual rink in use.

Currently in storage at Save-On-Foods Memorial Centre, Victoria.



THE NUMBERS

Self-sustaining from day one.

Modeled against comparable rinks across Canada.

PROPOSED PRICING (CAD)

All prices include skate rental and helmet. 30–50% below comparable Vancouver-area rinks.

Open Skate — Adult	\$7
Open Skate — Child (under 12)	\$5
Family Pass (2 adults + children)	\$20
After-School Program (8 weeks)	\$60–80
Season Pass — Individual	\$75
Season Pass — Family	\$150
Private Rental (1 hour)	\$75–125
Birthday Party (2 hours)	\$150–250
KidSport-Subsidized Skate	Free

YEAR-ONE REVENUE

\$41K – \$102K

from 7+ diversified revenue streams

ROOM TO REINVEST

\$17K – \$58K

over operating costs — funds free skates and community programs.

What we're asking the LCC to do.



Time-sensitive opportunity. The rink is currently parked in Victoria awaiting a permanent home. The donor and host organization have asked for a commitment from Salt Spring Island as soon as possible — ideally within the next month.

1

Signal interest

Confirm the LCC supports exploring this opportunity, and refer the project to Dan Ovington for formal evaluation.

2

Site analysis

Dan's team reviews available CRD properties on Salt Spring Island to identify the best fit for size, access, and community use.

3

Operational structure

Determine the right operating model — through SSIHL, the CRD, or a partnership — and develop the necessary agreements.

LET'S DO THIS

Let's bring ice to Salt Spring Island

This is a rare, fully-funded opportunity that asks nothing of the CRD or LCC to acquire — only your support to explore it. Together, we can give Salt Spring Island what every community deserves.





KEY LIFESTYLE TRENDS

- High levels of physical inactivity and obesity are observed across the country, largely due to a lack of time and participation in sedentary forms of leisure (i.e. watching television, online activities, etc.).
- To facilitate healthy lifestyles, all levels of government are examining ways to increase physical activity and participation levels through the introduction of programs, funding, and other initiatives.

1.6. DECISION MAKING

Difficult decisions need to be made about the types of parks and recreation facilities and programs that will be provided to our residents and visitors. In keeping with the Pathways to Wellbeing: A Framework for Recreation in Canada, we are working to make decisions that are outcomes-focused and data-supported. In making decisions – whether it be the allocation of field time, the hiring of staff, or capital investment in new facilities – it is important that we can differentiate the long list “demands” from actual community “needs.”

As a public recreation and parks provider, we need to ensure resources and capacity are allocated in a manner that attains the greatest public good for residents. The greatest public good is achieved when an investment will provide a direct or indirect benefit to all residents on the Island, regardless of whether they utilize parks and recreation or not.

To help prioritize, and to improve our ability to be outcomes-focused and data-supported, we developed a clear and transparent decision support framework (see fig.4). The framework ensures we comprehensively evaluate each option proposed by the community and staff against transparent and objective criteria. In addition to serving as an evaluation framework, it is also intended to serve as a tool to “trigger” the review and evaluation of a parks and recreation facility, park licensing application or program.

The decision support framework is applied to evaluate the parks and recreation recommendations in this plan and will be used by the PARC and CRD as a guide to evaluate any future facility and programming proposals that may arise outside of the strategies in this plan. The criteria provided here will be integrated into all decision making and application processes and used to help consistently evaluate ideas, applications and proposals.

Starting with staff, new opportunities are assessed against the outcomes. Weighting factors can be applied to each outcome and staff, followed by PARC can complete the assessment. The results from each group can be considered to determine alignment. Collectively, the results will demonstrate a priority for action that can be used for implementation.



figure 4 - decision support framework

he criteria include and are defined as follows:

Outcomes Alignment – he proposed initiative will support the CRD in achieving the outcomes identified T in this plan and is part of the core parks and recreation service functions of the CRD as contained within broader strategic planning.

Public Benefit – All Island residents will benefit directly or indirectly by implementing the proposed initiative, regardless of whether they participate directly in the initiative.

Demographic Trends – Population trends and growth areas on the Island support a need for the proposed initiative.

Recreation Behavior Trends – Parks and recreation trends support the proposed initiative.

Community Support– Parks and recreation stakeholders and the community at large identified and supported the proposed initiative during engagements.

Capacity – Analysis of parks and recreation capacity and utilization on the Island supports the proposed initiative.

Conditions & Functionality – Existing facility or facility spaces have less than 25% remaining in their lifecycle (as determined by ongoing lifecycle planning) and investment in the proposed initiative would create, extend or replace the necessary capacity.

Innovation & Risk Management – he proposed initiative demonstrates innovation in some form – design, operations, efficiencies, etc. and the potential risks associated with the initiative are minimal or can be reasonably mitigated. T

Environmental Impacts – he environmental impacts of implementing the proposed initiative will be identified and evaluated in relation to the benefit of the proposed initiative.

Financial Viability – he proposed initiative has the ability to generate appropriate cost recovery relative to operating and maintenance expenditures. T





Making a difference...together

REPORT TO SALT SPRING ISLAND LOCAL COMMUNITY COMMISSION MEETING OF THURSDAY, MAY 21, 2026

SUBJECT Integrated Housing Strategy Action Plan- Long List

ISSUE SUMMARY

To review the Integrated Housing Strategy Action Plan long list.

BACKGROUND

The Local Community Commission (LCC) initiated the development of an Integrated Housing Strategy to improve coordination across the many groups involved in housing on Salt Spring Island. A consultant was retained to lead this work. In the initial phase of the project, the consultant completed a review of existing housing-related documentation and housing-needs information for Salt Spring Island, and undertook a series of engagement activities, including workshops held in late November 2025 with a broad range of community stakeholders.

The consultant compiled the findings from this early work into a “What We Heard” document, which was presented to the LCC on March 12, 2026. This presentation outlined the emerging vision, guiding principles, and goals for the Integrated Housing Strategy, reflecting the themes and perspectives shared through the engagement process and the review of existing materials. These elements now form the foundation for the next stage of the strategy’s development.

Using this foundation, the consultant has prepared a preliminary Long List of potential solutions in the form of recommended actions. The Long List represents a range of ideas, approaches, and interventions identified through the engagement sprint and background review.

The consultant is seeking targeted feedback from the LCC to confirm that the Long List accurately reflects community needs, incorporates the appropriate scope of action, and identifies the right areas for further development. This validation step will guide the consultant in narrowing the Long List into a focused set of actionable recommendations for inclusion in the final Integrated Housing Strategy.

CONCLUSION

The LCC hired a consultant to develop an Integrated Housing Strategy for Salt Spring Island, beginning with a review of existing housing information and community workshops, which informed a “What We Heard” report outlining the emerging vision and goals. Using this foundation, the consultant created a preliminary Long List of potential actions and is now seeking LCC feedback to ensure it reflects community needs and will guide the refinement of final recommendations.

RECOMMENDATION

There is no recommendation, this report is for information only.

Submitted by:	Justine Starke, RPP, MCIP, Senior Manager, Southern Gulf Islands Administration
Concurrence:	Dan Ovington, BBA, Senior Manager, Salt Spring Island Administration
Concurrence:	Stephen Henderson, MBA, P.G.Dip.Eng, BSc, General Manager, Electoral Area Services

ATTACHMENTS

- Appendix A: Salt Spring Island Housing Action Long List-Draft
- Appendix B: SSI Integrated Housing Strategy- What we Learned Memo
- Appendix C: SSI Integrated Housing Strategy- Background Analysis

Salt Spring Island Housing Action Long List

MAY 2026 – FOR REVIEW BY LLC MEMBERS

This long list for housing action items is compiled from ideas generated through:

- **Public and targeted engagement** undertaken during the SSI Integrated Housing Strategy project (2025-2026)
- A comprehensive **background review** of housing planning on Salt Spring Island to date and the actions recommended from those documents, including:
 - *Salt Spring Island Complete Communities Assessment (2025)*
 - *Islands Trust Strategic Plan (2025)*
 - *Islands Trust Housing Needs Assessment (2025)*
 - *Transition Salt Spring Common Ground Summit Materials (2024)*
 - *Islands Trust Housing Options Toolkit (2024)*
 - *Islands Trust Housing Strategic Action Plan (2024)*
 - *CRD Rural Housing Program – Pilot Project Analysis (2024)*
 - *Salt Spring Island Local Community Commission Workshop (2024)*
 - *Homes for Islanders – Integrated Housing Solutions Framework for SSI (2023)*
 - *Salt Spring Island Housing Action Program Task Force – Summary of Recommendations (2022)*
 - *Island Trust Housing Challenges and Solutions Project – Housing Working Group Report (2020)*
 - *Salt Spring Island Community Affordable Housing Strategy (CAHS) (2011)*
 - *Salt Spring Solutions Report Card*
 - *Common Ground Summit*
- **Input from CRD and Islands Trust staff**

The next steps will be to:

- Validate the long list through this current round of targeted engagement with LLC, infrastructure providers, and other partners
- Identify ownership, timelines, and priority levels for the chosen actions
- Develop an action plan and implementation framework for the chosen actions.

Please note these actions are in draft form.

LONGLIST ACTIONS

	Type of Tool	Action	Where would this help?
1.	Land Use Policy Changes / Enabling Housing Development	Amend the Salt Spring Island Official Community Plan Bylaw and Land Use Plan Bylaw to allow secondary suites and accessory dwelling units (ADUs) in all zones that allow residential use (excluding short-term rentals) in locations with existing servicing and/ or with servicing potential.	Enables development. Optimizes current housing stock/ incentives for renovation.
2.	Land Use Policy Changes / Enabling Housing Development	Amend the Salt Spring Island Official Community Plan Bylaw and Land Use Plan Bylaw to allow tiny home villages and tiny home mobile parks in locations with appropriate servicing capacity.	Enables new development. Enables housing that reflects the character and values of SSI.
3.	Land Use Policy Changes / Enabling Housing Development	Amend the Land Use Plan Bylaw to incorporate a flexible/Homeplate zoning model to cluster growth on individual properties outside of town centres. It would allow for additional dwelling units on a lot, where the combined floor area of all dwellings does not exceed specified limits. The number of permitted dwellings on flexibly zoned lots would be limited by lot size, combined floor area ratio (FAR), and servicing infrastructure capacity.	Support new development, particularly on larger and more rural lots. Supports cluster housing types.
4.	Land Use Policy Changes / Enabling Housing Development	Explore the creation of a density bonus program that would grant additional density and/or units to a property in exchange for community benefits such as: <ul style="list-style-type: none"> • A percentage of the additional density as affordable housing secured through a housing agreement • Improved ecological standards such as energy efficiency features <p>This program could also secure cash-in-lieu of affordable units which could go into a reserve fund to use for affordable housing projects.</p>	Generate funds for future provision of housing. Protect affordable units through agreements. Incentivise ecological-conscious building. Incentivising appropriate new development.

5.	Land Use Policy Changes / Enabling Housing Development	<p>Review Salt Spring Island Official Community Plan Bylaw and Land Use Plan Bylaw to ensure policies enable preferred typologies and tenure options.</p> <p>This action could be supplemented by a Development Permit Area Form and Character Guideline to ensure community character is maintained in new housing developments.</p>	<p>Enables the creation of diverse housing types that reflect the character and values of SSI</p> <ul style="list-style-type: none"> - Garden suites - Secondary suites - House-plex - Boarding houses - Small-scale multi-unit housing - Housing for specific populations such as seniors, staff, low-income, etc.
6.	Land Use Policy Changes / Enabling Housing Development	<p>Amend the Land Use Bylaw to enable the strata conversion of detached ADUs by a homeowner.</p>	<p>Supports clustered housing. Supports pathways to home ownership within existing and future housing stock.</p>
7.	Land Use Policy Changes / Enabling Housing Development	<p>Amend the Salt Spring Island Official Community Plan Bylaw and Land Use Plan Bylaw to support residential use in existing commercial zones.</p>	<p>Allows housing to be built in more areas.</p>
8.	Land Use Policy Changes / Enabling Housing Development	<p>Amend the Salt Spring Island Official Community Plan Bylaw and Land Use Plan Bylaw to allow short term and seasonal residential uses specifically for cultural housing for seasonal work, cultural participation, or harvest activities by local First Nations.</p>	<p>Promotes reconciliation with First Nations Supports diverse housing options for cultural activities. <i>This action comes from First Nations engagement and a desire to see housing built for seasonal cultural activities.</i></p>
9.	Land Use Policy Changes / Enabling Housing Development	<p>Amend the Salt Spring Island Official Community Plan Bylaw and Land Use Plan Bylaw to support year-round use in campsites under conditions that support local employment.</p>	<p>Optimizes current housing stock and serviced locations. Supports actions that could be done quickly, even as temporary for individuals/families. Supports local employers and employees.</p>
10.	Land Use Policy Changes / Enabling Housing Development	<p>Enable increased density in pre-zoned areas near Ganges where servicing is already available, and amenities such as commerce, transit and active transportation, schools, and community amenities already exist.</p>	<p>Supports complete communities and focusing density in Ganges. Could support projects such as:</p> <ul style="list-style-type: none"> - Drake Road - Kings Lane - Boarding houses - IWAV proposed housing

11.	Approvals and Regulations	<p>Conduct an evaluation of the existing development approvals process to ensure alignment and coordination among the CRD, NSSWD, and IT.</p> <p>This evaluation can be led by a Working Group of cross-agency local government staff and elected officials.</p>	<p>Improving collaboration and governance processes. Working Group to include:</p> <ul style="list-style-type: none"> - Islands Trust - Building Inspection - Water purveyors - Sewer purveyors - Island Health - MOTT - Fire Dept <p><i>Note that these groups have been engaged in the process and will be part of final review of this plan to ensure that the actions relevant to them are within their organizations directives.</i></p>
12.	Approvals and Regulations	<p>Create simplified, clear documents that outline procedures, guidelines, and processes for alternative forms of housing, such as tiny homes, or pathways to compliance for existing informal housing.</p>	<p>Supports plan goals of improving collaboration and governance, providing tools to support land and homeowners to be part of the solution., and optimizing existing stock.</p> <ul style="list-style-type: none"> - Example is new building permitting guidelines tool from CRD - Working Group to continue to seek ways to align and communicate their policies
13.	Advocacy Efforts	<p>Support community groups seeking to access funding for affordable housing initiatives. This could work alongside the activation of surplus lands which could be developed through partnership with a non-profit that secures external funding for non-market affordable housing.</p>	<p>Supports deeper affordability by reducing costs to build, shows community and political support for housing projects.</p>
14.	Advocacy Efforts	<p>Prepare Advocacy Strategy to coordinate advocacy efforts for housing supports from Provincial and Federal governments.</p>	<p>Improving collaboration and coordination</p>
15.	Incentives and Supports for Affordable Housing Projects	<p>Continue the CRD's ADU Incentive program and expand to include minor renovations or other expenses related to renting out rooms.</p>	<p>Supports optimization of existing housing stock.</p>
16.	Incentives and Supports for Affordable Housing Projects	<p>Explore opportunities for the LCC to provide economic development grants.</p> <p>Opportunities include:</p>	<p>Supports optimization of existing housing stock.</p>

		<ul style="list-style-type: none"> • Explore feasibility of an incentive program to support the legalization or upgrade of existing informal or unpermitted housing to safe, permitted units. • Promoting employee housing • Consider modest funding for minor renovations for sharing single family homes, existing ADUS, or boarding houses owned by local community groups. • Provide top-up PDF funding via to affordable housing projects 	
17.	Incentives and Supports for Affordable Housing Projects	Consider reduced development fees for affordable housing.	Build more affordable units by through subsidization of projects (reduction of fees).
18.	Delivery of Affordable Housing	Develop a business case to explore the feasibility of a Salt Spring Island Housing Authority or Land Trust that could develop, own, and operate housing for Salt Spring Island. This organization could also hold land and work with local non-profits to operate the housing.	Develop and retain affordable housing.
19.	Delivery of Affordable Housing	Develop a business case to explore the feasibility and role of a Housing Planner/Coordinator/Facilitator for Salt Spring Island.	Develop and retain affordable housing. Enable development of housing.
20.	Delivery of Affordable Housing	Identify surplus publicly owned land that could be used for affordable non-market housing development	Build more affordable units by through subsidization of projects.
21.	Delivery of Affordable Housing	Explore partnerships to activate surplus lands for affordable non-market housing including: <ul style="list-style-type: none"> • Non-profit housing providers and local social services • Local businesses • CRD Housing Authority • All interest holding First Nations 	Build more affordable units by through subsidization of projects (provision of land).
22.	Infrastructure	NO ACTION YET - Need to confirm with existing infrastructure providers that upgrades are needed to support 2008 zoning build out.	

23.	Communications, Engagement, and Education	Provide forum to convene existing housing operators for collaboration and information sharing on an infrequent but regular basis	Improved collaboration, data collection and sharing.
24.	Communications, Engagement, and Education	<p>Develop an ongoing Engagement Plan to help ensure interested and affected parties including local non-profits, local businesses, vulnerable groups, and persons with lived experience of housing need are engaged as the Strategy is put into action.</p> <p>This plan could include strategies to share existing data with the community that has been requested (water system mapping, domestic water usage trends, previous water optimization studies)</p>	<p>Development is planned on data.</p> <p>People are provided with the tools they need to be part of the solution.</p> <p>The whole community works together and is well informed.</p>
25.	Data Collection and Monitoring	<p>Develop a monitoring framework that continually tracks housing and related data to understand progress towards Salt Spring's vision for housing.</p> <p>This will include data on growth trends and projections, fresh water supply, infrastructure, and development rate.</p>	Development is planned on data.
26.	Data Collection and Monitoring	Convene periodic meetings of relevant government agencies, affordable housing providers and funders to share information and facilitate collaboration. (LCC with support from CRD RHP).	Improved collaboration and governance.

WHAT WE LEARNED

CAPITAL REGIONAL DISTRICT (CRD)
SALT SPRING ISLAND INTEGRATED HOUSING STRATEGY ACTION PLAN
JANUARY 2026

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Executive Summary

Between the Islands Trust and Local Trust Committee, Capital Regional District (CRD) and Local Community Commission (LCC), and multiple grassroots organizations, an immense amount of work has already occurred in recent years to understand and plan for Salt Spring Island's housing needs. Salt Spring Island has a large body of community-led work, demonstrating the passion and buy-in from Salt Spring Islanders to make progress towards a diverse and inclusive housing system.

To bring together findings and planning to-date and move to a place of cross-sector coordination around housing action, Salt Spring Island's Local Community Commission has initiated a project to develop an Integrated Affordable Housing Strategy. This Strategy seeks to identify priorities for affordable housing on the island, identify roles, and bring together regulators, utility providers, and housing support and service providers to develop an integrated approach to achieving the community goals.

This report includes a detailed summary of what was heard over several engagements. Using interviews, workshops, and a Community Town Hall, the following groups were heard from:

- General public/community members
- Community groups and organizations with mandates or plans related to housing
- Employers
- People with lived or living experience of housing insecurity
- Housing operators and service providers
- Regulatory groups and infrastructure providers
- First Nations

What we learned is inline with many other reports and engagements that have happened on Salt Spring Island regarding affordable housing. Eleven themes emerged again and again and seem to characterize the overall challenges and priorities of the residents of Salt Spring Island.

1. **We need near-term action.** There is a strong desire for immediate or near-term actions. Some expressed concern about whether they will still be able to live on the island by the time the vision is realized. Waiting for 'perfect' solutions is getting in the way of meeting immediate needs through 'good enough' solutions.
2. **Action has to be coordinated and supported with clear leadership.** Participants identified value in stronger inter-agency coordination, clearer roles across jurisdictions, and potential creation of a housing authority.
3. **Partnership with First Nations and ensuring their involvement and representation.** Indigenous people have active harvesting rights on Salt Spring Island and are seeking opportunities for both full time and seasonal housing where their community members and families can stay together. There is a need for partnership, and to prioritize First Nations members access to housing to address historic and current injustices.
4. **Streamlining the approach to building new units:** Given the governance and regulatory context of Salt Spring Island, there needs to be a way to clarify and communicate the

development process AND work done to align requirements across these agencies.

5. **The shortage of housing is having economic and environmental impacts.** Employers are either unable to find employees and/or are having to find temporary (often turned long-term) solutions in order to maintain staff. The lack of long-term rental units and high cost to purchase a home has resulted in an increase in 'informal' housing, such as trailers, people living on boats, and tiny homes not registered or permitted. Without permitting and regulation, some of these units are unsafe, or are having environmental impacts such as improperly disposed of waste, building in sensitive ecosystems, or waste ending up in the harbor.
6. **Density is seen as the solution to building affordably and that best protects the natural assets and creates resiliency to climate change.** Two forms of density were widely supported: densifying and building near Ganges and optimizing the existing housing stock. Strong interest exists in enabling homeowners to create additional units (e.g., ADUs, cottages, conversions of garages or large homes), retrofitting existing buildings, encouraging shared housing, and better utilizing under-used or oversized homes and lots. Ryan Road and areas outside of the floodplain in Ganges are seen as good locations for more housing units.
7. **Buildings can support climate change resiliency and reduce environmental impacts.** Small scale, energy efficient and eco-friendly building designs and low-impact density such as village-style housing are preferred to other building methods.
8. **Pathways to compliance for informal housing.** Recognizing the importance of informal housing in the current state of affairs, a pathway to compliance is desired to enable people to stay in the communities they have created. Supporting owners and occupants to become compliant with regulations can allow these small communities to remain while also meeting aims of health, safety, and environmental concern. Derelict, unsafe, or environmentally damaging housing should be removed as new units become available.
9. **Clarity on where it is appropriate to build.** The desire to balance protection and increase housing to support the entire community can be helped with clear mapping of what specific areas are needing protection, and what areas can support increased development.
10. **Investment and sourcing funding to keep costs low.** Financing and funding supports to achieve these housing goals is needed, and diverse and creative options should be pursued.
11. **Prioritize housing that meets the needs not met by private market.** The big gaps in the housing market, like rental units, subsidized units, and housing for households with below-median income are the priority.

1.0 Pre-Engagement

Introduction

Salt Spring Island is embarking on the development of an Integrated Housing Strategy – Action Plan to provide a coordinated, action-oriented approach to addressing housing challenges and affordability on the island. Building on the foundation of the 2011 Community Affordable Housing Strategy (CAHS), this updated plan aims to define a clear policy direction and shared vision for affordable rental and ownership housing, while strengthening inter-agency collaboration to improve the overall economic sustainability and resilience of the island.

The strategy will assess and respond to key gaps across the housing continuum, including non-market, supportive and attainable housing, while identifying practical actions that can be implemented in the short and long term. It will also provide an inventory of current and proposed affordable housing developments, identify constraints to project delivery (such as servicing and zoning), and clarify the roles of local, regional, and provincial actors in advancing housing solutions.

About this Memo

This “What We Learned” memo summarizes the findings of engagement activities related to this plan that took place during an in-person engagement sprint on Salt Spring Island in November 2025 and virtual engagement between October 2025 to January 2026.

Summary of Pre-Engagement Activities

BACKGROUND REVIEW

Between the Islands Trust and Local Trust Committee, Capital Regional District and Local Community Commission, and multiple grassroots organizations, an immense amount of work has already occurred to understand and plan for Salt Spring Island’s housing needs. Our findings from the Background Review in Phase 1 of this work revealed that what hasn’t yet been clearly articulated in other reports is:

- Setting a clear vision/direction/set of goals for affordable housing on Salt Spring Island.
- Shared community understanding – building community support and understanding about affordable housing.
- Specific concrete actions for achieving goals.

What the review did find is that there are several existing initiatives and ideas for action that have been raised over the course of prior community engagement on topics of housing. As such, the engagement objectives for this work were as follows:

Engagement Objectives

- Validate and clarify the vision for affordable housing on Salt Spring Island.
- Hear from a variety of interest holders including community members, people with lived and living experience, First Nations, service providers, and regulators.

- Explore the current situation and ideal future state of housing, including what has worked, what's been tricky, and what we can learn from.
- Generate ideas for housing solutions to inform the 'long list' of potential solutions that will be used in the next engagement sessions.
- Build consensus among essential services which will play a role in activating this plan.

Key Engagement Questions

To achieve the engagement objectives, the following key questions were asked during the engagement activities, at times tailored slightly to a specific audience:

- What elements of the emerging vision for housing resonate with you?
- What opportunities do you see for meeting the need for affordable housing on Salt Spring Island?
- What is most important to you in your vision for housing on Salt Spring Island?
- Are there specific solutions or models you would like to see considered?
- What could improve how we work together on housing? (housing providers)
- What barriers have you or others faced when trying to find housing here and what solutions have they come up with? (PWLLE)
- How is the current housing situation affecting your ability to hire and retain staff? (employers)

Communications Methods

Engagement was promoted through several key channels, including:

- Salt Spring Exchange website
- Community Facebook pages
- Physical posters
- Direct outreach to workshop invitees

1.1 Engagement Activities

Based on recommendations from CRD staff, the following audiences were consulted as part of a broader engagement process.

- General public/community members
- Community groups and organizations with mandates or plans related to housing
- Employers
- People with lived or living experience of housing insecurity
- Housing operators and service providers
- Regulatory groups and infrastructure providers

Targeting these audiences, the following engagement activities were conducted during this project's timeline:

- Community Town Hall
- Workshops
- Interviews

- First Nations Engagement

Considerations

As this engagement sprint was designed for the purposes of validating and generating a deeper understanding of the current context and future goals of the community based on existing work done (as explored in the background review), the emphasis was on reaching previously under-engaged community members and clarifying understanding with those who had been previously engaged. The Town Hall workshop was promoted broadly to the wider community to support a more generalized housing discussion.

COMMUNITY TOWN HALL

On Nov 27th, community members were invited to attend a two-hour in-person Town Hall event at the local school. This event provided an opportunity for community members to learn about the project, engage with display boards, and work in small groups to unpack priorities, ideas, actions, and opportunities for affordable housing on SSI. A total of 23 community members attended the Town Hall.

WORKSHOPS

To gain insight from specific interest holders, the following workshops were held of the course of the engagement sprint:

- Housing operators and service providers workshop (x2)
- Employers workshop
- People with lived and living experience (PWLLE) workshop
- Infrastructure providers and regulators workshop (virtual)

INTERVIEWS

During the engagement process, several interviews were conducted:

- Transition SSI (community group)
- Positively Forward (community group)
- Country Grocer (local employer)
- Islands Trust (local government)
- North Salt Spring Water District (local water provider)
- Capital Regional District staff

FIRST NATIONS ENGAGEMENT

Salt Spring Island is located within the traditional territories of Coast Salish peoples and is connected to several Hul'qumi'num-speaking and SENĆOTEN-speaking First Nations. Engagement undertaken for this report reflects input from some Nations but does not represent the views or feedback of all First Nations with traditional ties to Salt Spring Island.

- **WSÁNEĆ Leadership Council:** CRD staff attended a meeting with WSÁNEĆ Leadership Council co-hosted by the consultants CitySpaces to discuss the Regional Housing

Affordability Strategy and Salt Spring Island specifically. Feedback from this session supports a high-level understanding of regional housing priorities for Tsartlip and Tseycum First Nations.

- **Penelakut Nation:** On January 5th, CRD staff, City Spaces, Urban Matters and an elected member of Penelakut Council met virtually to discuss the Nation's housing needs regarding the Regional Affordable Housing Strategy and their vision for involvement with future housing projects on SSI.
- **STÁUTW (Tsayout First Nation):** (Further engagement may occur).

2.0 Key Findings

The following key findings are aggregated from feedback across all engagement activities. Where relevant to a particular piece of feedback, specific audiences have been identified.

Current Context and Existing Barriers

As part of understanding what actions and opportunities to prioritize, it is important to outline the current context and barriers. The findings reflect what is already well-documented in other reports regarding housing on Salt Spring Island:

- **Housing Supply, Availability, and Utilization:** There is a shortage of rental housing, significant numbers of seasonal and second homes that remain unoccupied for much of the year, and existing housing stock that is underutilized or unpermitted.
- **Gaps in certain types of rental units:** Mismatches exist between household sizes and available units, and many lower-income residents are pushed into unsafe or informal housing.
- **Affordability and Cost Pressures:** Housing costs are extremely high, with rent often far exceeding 30% of income. Rising property assessments are sometimes seen as inflationary and disconnected from local reality. Construction costs are high, particularly in rural areas.
- **Definitions of affordability:** Affordability definitions are unclear, which makes detailed conversations difficult. Narrow definitions, such as those based on a specific income threshold are seen as limiting by some.
- **Workforce and Economic Impacts:** Employers report that housing shortages significantly hinder the ability to hire and retain staff. Housing solutions are increasingly being shifted to employers, despite a lack of grants or support for employer-provided housing. Farm worker housing is in distress and requires coordinated, relationship-based approaches.
- **Employer-Provided Housing Challenges:** Some employers note that they provide housing at below-market rates and absorb significant costs, but this system has challenges related to tenant housing stability being dependent on ongoing employment.
- **Regulatory and Policy Barriers:** Land use policy, zoning, permitting, BC Building Code requirements, environmental regulations, and high property taxes all create barriers to creating or legalizing housing. Development timelines are extremely slow. Many property owners feel unable to offer existing space due to regulatory uncertainty or concern about the protection of landlords under the Residential Tenancy Act.

- **Water and Infrastructure Constraints:** Water supply limitations are a fundamental barrier to adding new housing and constrain future development in many areas, regardless of housing demand or need. In 2025 the moratorium on new connections in North Island have been lifted and there new opportunities presented now.
- **Local First Nations:** There are several local First Nations who have traditional territories on Salt Spring Island, although currently there is no reserve housing on the island. Housing for First Nations is one path towards reconciliation and repatriation of land to Indigenous peoples. See the section 'Local First Nations' for more detail.
- **Public Understanding and Communication Gaps:** There is mixed public understanding of how regulations, covenants/housing agreements, incentives, and affordability mechanisms work. Some feel housing challenges are often oversimplified, while others are concerned about high expectations slowing action.
- **Support Systems and Access Gaps:** Participants note long waitlists exist for housing-related supports, and Coordinated Access applies mainly to BC Housing clients. Rent subsidies and incentives often do not match real needs. The high cost of housing also means that there is little opportunity to get off of rental supplements as there are no affordable places to go that would reduce the need for subsidy. People on subsidies have concerns about what would happen if the program or service changes, or what happens when their allocated time on the program ends.
- **Seasonality and Housing Instability:** Seasonal and vacation housing creates cyclical displacement, with people forced to move during peak tourism months. This strongly affects housing stability.
- **Income Concerns:** Income is central to affordability, and wages do not align with housing costs. Many people who work in essential roles cannot afford to live locally.
- **Environmental Sensitivities and Tensions:** Concerns over the impact of development on sensitive ecosystems is a real concern to many people. A shared definition of what is being protected and how to protect it is lacking.

Engagement participants noted the following solutions currently being taken to address the housing context on Salt Spring Island:

- **Employer-Supported Housing:** There are many examples of employer supported housing on the island, such as Harbour House subletting and subsidizing housing for staff, or Country Grocer providing housing options for staff. While these arrangements provide short-term stability, they create vulnerability when housing is tied to employment and may not be sustainable or secure long-term.
- **Informal Housing:** Creative and informal solutions are widely used, including illegal suites, yurts, geodesic domes, trailers, liveaboard boats, and other situations that cannot be or are difficult to make legal under current regulations. There are also environmental and health impacts to some of these solutions, such as lack of septic management or potable water. Most of these arrangements reflect unmet demand rather than long-term solutions. A combination of creating a pathway to regulation for housing that can meet health, safety, and environmental protection needs and replacing informal housing stock that is not able to do this is needed.

- **Use of Existing Housing Stock:** Limited or short-term use of vacation rentals and other flexible arrangements is occurring to optimize existing housing stock, though these options are constrained and inconsistent, contributing to housing instability due to seasonal displacement.
- **Community-Based Housing Access:** Word-of-mouth and community connections are the primary way people find housing on the island. This approach works for those already connected locally but creates barriers for people currently living off-island or new to the community.
- **Policy and Planning Tools:** Affordability definitions are under review through the OCP process. Housing Now Homeshare Housing Registry is a program being used to match renters and landlords, with custom lease arrangements in some cases.
- **Inter-Agency Coordination:** Inter-agency housing work is underway and evolving, particularly as BC Housing becomes more involved, though coordination remains uneven.
- **Targeted Supports:** Some housing support exists for specific populations, but there are limited solutions for the broader population experiencing housing insecurity.

Vision for Housing on Salt Spring Island

The following is a summary of feedback to the question “What is your vision for housing on Salt Spring Island?”

- **Affordability and Housing Spectrum:** Truly affordable housing is critical, alongside balancing needs across the full housing spectrum to support appropriate and diverse housing types. Especially increase rental housing stock.
- **Housing for Workers:** Solutions that allow people and families to remain on the island year-round, supporting economic vitality and workforce stability.
- **Density:** Increased density is envisioned primarily in Ganges, with planning for a mix of housing sizes, income levels, ages, and family types, while avoiding gentrification and maintaining character.
- **Housing Types:** Emphasis on energy-efficient and small-scale housing forms with minimal environmental impact.
- **Land, Costs, and Ownership Models:** Reducing land and permitting costs, exploring shared or co-operative ownership models, and creating more opportunities for first-time home ownership.
- **Renter and Homeowner Rights:** Protecting the rights of both renters and homeowners and including both groups in housing decisions.
- **Inclusion and Readiness:** Community education, support, and readiness are important to the success of housing initiatives on SSI. This includes clarifying regulations and pathways to compliance for informal housing.
- **Housing and Environment:** Continued recognition that housing and environmental protection are both important and should be addressed together when responding to housing need.

Engagement participants were also asked to review the draft vision and share what elements resonate. The vision consists of six housing action areas:

1. Increasing overall housing supply while preserving the environment

2. Building community support and readiness for new housing
3. Incentivizing the development of affordable housing
4. Improving inter-agency coordination
5. Optimizing the current housing stock
6. Housing for priority populations (low-income, seasonal, etc.)

The feedback is summarized as follows:

- **Overall Vision:** The vision generally resonates, however, there is concern about the gap between the vision and the current housing supply, and whether change will happen soon enough.
- **Affordable Housing Framing:** The focus on affordable housing resonates, but many felt the term is discussed in too narrow of terms. The task of defining 'affordable' remains important to participants from multiple engagement audiences.
- **Diversity of Needs and Priority Populations:** The intent to support priority populations resonates, though there is concern that current definitions are too narrow by referring primarily to 'low income' individuals.
- **Implementation:** Long-term planning is supported, but there is a strong desire for immediate or near-term actions. Some expressed concern about whether they will still be able to live on the island by the time the vision is realized.
- **Community Support and Language:** Building community support resonates, though some language to refer to housing initiatives (e.g., using words like "integrated," "emerging") was seen as invalidating of ongoing lived experience.
- **Equity and Island Character:** The emphasis on equity, quality of life, and maintaining Salt Spring Island's unique character resonates, including responsibility to future generations.

Opportunities for Action

A key component of this work is generating meaningful input on ideas, actions, and areas for increased collaboration. The following summary outlines key opportunity areas identified during engagement. For a full list of suggestions, see [Appendix A](#).

- **Increase Investment and Scale:** There is strong interest in increased public and regional budgets to match the scale of the housing challenge. Housing investment is seen as a way to strengthen the tax base and community participation, with calls to better leverage federal, provincial, and regional co-investment opportunities.
- **Building within the ecosystem and environmental context:** Shared objectives could be strengthened between environmental and housing advocates.
- **Regulatory and Code Reform:** Opportunities exist to review and reform building codes, zoning, and permitting requirements that drive up costs. Suggested actions include BC Building Code exemptions for small, energy-efficient buildings, streamlining approvals, enabling soft densification, and legalizing or upgrading existing informal housing to safe, permitted units.
- **Land and Cost Reduction Models:** Participants identified strong potential in models that reduce or remove land costs, including land trusts, land-lease arrangements, public or low-cost land use, housing acquisition funds, and regional transfer taxes dedicated to housing.

- **Diverse Housing Models and Typologies:** There is broad support for expanding housing typologies, including co-operative housing, co-housing, village-style communities, mixed-size and mixed-income developments, medium density in appropriate locations, mixed-use buildings (e.g., housing above commercial), and temporary or cultural housing.
- **Homeownership and Pathways to Stability:** Opportunities include affordable homeownership models such as lottery-based housing, shared equity approaches, and co-ops as stepping stones to ownership. Ensuring housing remains affordable through long-term legal agreements was emphasized.
- **Collaboration with local First Nations:** Engagement with local Nations identified the desire to continue collaborative conversations on housing with the CRD and strive for projects that support and house Nation members who live or want to live on Salt Spring Island.
- **Optimizing Existing Housing Stock:** Strong interest exists in enabling homeowners to create additional units (e.g., ADUs, cottages, conversions of garages or large homes), retrofitting existing buildings, encouraging shared housing, and better utilizing under-used or oversized homes and lots. Conversely, replacement and then removal of inadequate, unsafe, or environmentally damaging housing (such as derelict boats) was raised as important to stop the continuation of its use.
- **Employer-Related Solutions:** Opportunities include delinking housing from employment, exploring wage-to-rent principles (e.g., rent capped at 30% of income), supporting employer collaboration on housing, and developing community-based worker housing models.
- **Financing and Incentives:** Incentives, grant programs, permit-fee reductions, financing tools, and alternative lending models were widely supported. Another idea raised was addressing borrowing challenges for housing projects where rents are intended to be too low to support traditional financing.
- **Coordination and Governance:** Participants identified value in stronger inter-agency coordination, clearer roles across jurisdictions, potential creation of a housing authority, and better alignment with Islands Trust and regional bodies to reduce silos and delays.
- **Education, Language, and Public Will:** Education was seen as essential—around affordability definitions, the Residential Tenancy Act, ADUs, environmental impacts, and trade-offs. Clear language, growth scenarios, and pilot projects were identified as ways to build public understanding and support.
- **Location and Infrastructure Alignment:** There is strong support for locating new housing in or near Ganges, where services, water, sewer, transportation, and walkability can support higher density while maintaining the community’s distinct character.
- **Pragmatic, Phased Action:** A multi-pronged approach is needed, with a focus on moving forward with a small number of achievable projects, pilot initiatives, and “good enough” solutions rather than waiting for perfect alignment.

2.1 Local First Nations

Engagement with local First Nations was conducted in partnership with the Regional Housing Affordability Strategy engagement. WSÁNEĆ Leadership Council and a representative from Penelakut First Nation participated.

The following themes arose:

- **Prioritizing Indigenous people for affordable units:** Prioritize First Nations applicants (especially from Nations with land rights) when selecting residents for new housing projects. Racism is a constant barrier to housing, and allocating units to Indigenous people can reduce the likelihood that they will be prevented from access due to racism.
- **Partnership and economic development:** Penelakut is actively looking for land and opportunities to develop housing on Salt Spring Island. They are seeking business and economic partnerships as well. The housing plan should recognize and name them in order to clearly identify that the plan is for their people too.
- **Be accountable:** A long history of injustice, extractive processes, and broken promises colors the history and present relationship between Indigenous people and government. It is very important to uphold agreements made. Some specific commitments mentioned were prioritizing Indigenous people in housing managed by governments and non-profits, making publicly owned land available for affordable housing, and commitments of the Douglas Treaty.
- **Protecting harvesting areas:** Development of any kind needs to protect harvesting areas, as per the Douglas Treaty.
- **Housing that keeps communities together:** Families and community members want to stay together, and so units that support multi-generational living is important, much like what is on Drake Road.
- **Elders first:** Elders housing is a high overall priority for First Nations.
- **Cultural Safety and Anti-racism:**
- **Off-reserve housing for First Nations:** Especially in areas where there is no reserve housing and nations have harvesting rights, securing housing is important. Temporary or seasonal housing is part of this. Penelakut explicitly mentioned a strong desire for Penelakut people to have housing on Salt Spring Island as the island is part of their traditional territory.
- **Indigenous Representation:** It is important to visually Indigenize housing through design elements such as totems. This increases presence of First Nations and reduces the feeling of being “guests on our own land”.

As this planning process moves forward, there is a desire to see the action plan and ideas be taken in writing to councils for their feedback.

2.2 Summary

Community engagement highlighted widespread agreement that housing on Salt Spring Island is a critical issue affecting families, workers, and the long-term vitality of the island. The feedback largely confirmed what is already known through previous engagement and documentation. Participants emphasized that limited supply, high costs, underutilized or unpermitted units, and regulatory or infrastructure constraints create significant challenges for residents. Housing insecurity affects workforce stability, economic sustainability, and community well-being, and participants stressed that solutions must balance affordability, quality of life, community character, and environmental stewardship. Ongoing engagement with local First Nations communities will be important to ensure that the Affordable Housing Strategy and subsequent housing initiatives are inclusive and culturally informed or led.

The draft vision for housing on Salt Spring presented during engagement resonated with participants, particularly the need for diverse, appropriate, and truly affordable options across the full spectrum, including supportive, income-tethered (cost is a % of income), and units available to rent or own at various price points. Participants recognized the importance of maintaining community character and preserving the environment, while also emphasizing that housing is an essential part of a healthy, connected, and resilient community. Existing solutions—such as employer-supported housing, informal or unpermitted units, and the availability of short-term rentals—provide partial relief but leave many needs unmet. Opportunities for action identified by the community include regulatory and policy reform, innovative housing models including co-operatives, better use of existing housing stock, and finalizing a shared definition of ‘affordable housing’. Overall, the feedback underscores the importance of outlining a multi-pronged approach in the Integrated Affordable Housing Strategy that addresses immediate housing needs while building toward long-term, sustainable, and inclusive solutions.

2.3 Next Steps

Grounded in the results of the background review and above feedback, Phase 3 of this work will focus on:

- Prioritizing key housing actions surfaced by stakeholders and community.
- Bringing key partners together to explore feasibility and implementation.
- Drafting and finalizing the Integrated Housing Strategy Action Plan.

Appendix A: List of Potential Actions

The following is a full list of every opportunity and potential idea for action identified during the engagement activities. The next step for strategy development will be to consider the feasibility of these actions with a lens towards short-, medium- and long-term actions and capacity to action by key players. Agencies and providers of infrastructure, governance and housing will be consulted to determine what is actionable and what is required to do so.

Funding and Investment

- Increase public and regional budgets to match the scale of the housing challenge.
- Leverage federal, provincial, and regional co-investment opportunities to support new housing development.
- Ensure that property taxes and property transfer taxes collected on SSI are re-invested in SSI.
- Provide grants or cash resources to agencies delivering housing services.
- Address financing challenges for affordable housing, including alternative lending and borrowing models for lower-income workers.

Regulatory and Policy Reform

- Review and reform building codes, zoning, and permitting requirements that drive up housing costs.
- Consider BC Building Code exemptions for small, energy-efficient buildings.
- Streamline approval processes and reduce permit fees to encourage development.
- Legalize or upgrade existing informal or unpermitted housing to safe, permitted units.
- Fix zoning to allow housing on privately owned land, including secondary dwellings and small units.
- Align housing policies with Islands Trust and other jurisdictions to reduce delays and regulatory barriers.

- OCP changes to allow density in appropriate areas, such as Ganges

Land and Cost Reduction Models

- Develop models that reduce or eliminate the cost of land, including land trusts, publicly held land, and land-lease arrangements.
- Establish housing acquisition funds to secure land or existing housing for affordability purposes.
- Explore community-based approaches that enable homeowners to share land or buildings.

Housing Models and Typologies

- Expand permitted housing typologies to encourage diversity, including tiny homes, village-style communities, mixed-size and mixed-income developments, and medium-density housing.
- Promote co-operative housing and co-housing as steps toward ownership and community building.
- Develop mixed-use housing, including residential units above commercial buildings.
- Secondary Suites
- Enable temporary or cultural housing for seasonal work, cultural participation, or harvest activities.
- Support ecological or environmentally sensitive housing designs that preserve and respect the island's natural resources.

Homeownership and Affordability

- Implement lottery-based or shared-equity affordable homeownership models.
- Ensure affordable housing remains legally protected to prevent future market-rate conversion.
- Define “affordable” and “low-income” in practical, locally relevant terms rather than relying solely on CMHC definitions.
- Explore mechanisms to cap rent as a proportion of income (e.g., 30% of household income).

Optimizing Existing Housing Stock

- Encourage homeowners to create additional units, such as ADUs, cottages, or conversions of garages or outbuildings.
- Retrofit existing large homes to accommodate multiple households or co-housing arrangements.
- Utilize underused or oversized homes and lots for additional housing.
- Support legalizing shared housing arrangements to improve safety and affordability.

Employer-Provided Housing

- Develop housing models that delink occupancy from employment to reduce vulnerability.
- Support employer collaboration to provide affordable or subsidized housing.
- Explore wage-to-rent principles to ensure housing is affordable relative to local employment.
- House essential workers and maintain workforce stability to support the local economy and services.

Coordination and Governance

- Strengthen inter-agency coordination across organizations involved in housing delivery.

- Create or support a housing authority or entity to streamline multi-jurisdictional processes.
- Clarify roles and responsibilities of governments, agencies, and private stakeholders to improve efficiency.
- Coordinate provincial, regional, and local housing programs to reduce gaps and overlaps.
- Ensure that the CRD, IT, LCC and LTD work together. Collect and use shared data sets to all work from the same information.

Education and Public Engagement

- Educate homeowners, landlords, and the public about affordability, zoning, ADUs, and the Residential Tenancy Act.
- Create simplified, clear documents that outline procedures, guidelines, and processes for alternative forms of housing such as tiny homes, or pathways to compliance for existing informal housing.
- Ensure regulatory agencies are giving consistent information about guidelines, policies, and regulations.
- Provide clear and specific language to build support for new housing initiatives and reduce misperceptions.
- Use growth scenarios and pilot projects to demonstrate potential impacts on water, services, and community infrastructure.
- Build public will for new housing approaches, including ADUs, co-housing, and ecological developments.

Location and Infrastructure

- Focus higher density housing in or near Ganges to maximize access to services, water, sewer, transportation, and walkability.
- Ensure medium-density housing is located where it supports active transport and reduces mobility barriers.

- Incorporate housing into mixed-use developments to strengthen community cohesion.
- Support compact, clustered development.

Implementation and Approach

- Take a multi-pronged approach, pursuing multiple housing solutions simultaneously.
- Focus on achievable projects first, piloting initiatives to demonstrate success.
- Build on existing successes such as Pioneer Village for Seniors and Islanders Working Against Violence (IWAV) transitional and affordable rental housing.
- Encourage flexible, creative, and pragmatic solutions rather than waiting for perfect alignment.
- Ready Drake Road for development

Protection of Ecosystems and Environment

- Create a process of dismantling or removing unsuitable housing such as dilapidated boats when people are relocated to other housing
- Use existing studies to identify areas that are not compatible with development and mark them for preservation through low density zoning or seeking ways to protect

them from development such as purchasing land for parks, etc.

- Provide information for property owners on how to reduce the ecosystem impacts of building and making environmentally protective decisions about building placement.
- Provide renters and people in informal housing with information about how to reduce impacts on the environment.
- Establish a garbage collection system that is low cost to prevent waste dumping.
- Support Islands Trust's study of growth limitations: how many units/residents could there be under existing OCP regulations, and what growth or environmental constraints are in place (e.g. water connections). Determine what the maximum allowable number of units or residences the island's resources can support.
- Compile data to ensure that land use planning considers factors such as water availability, sea level rise, sensitive ecosystems, wild life corridors and ALR lands.
- Seek more accurate local data on housing and environmental factors such as building permit applications, building starts, new secondary suites, etc.
- Create a 'net-zero' ALR retention policy.

Appendix B: List of Key Reports and Engagement from Phase I

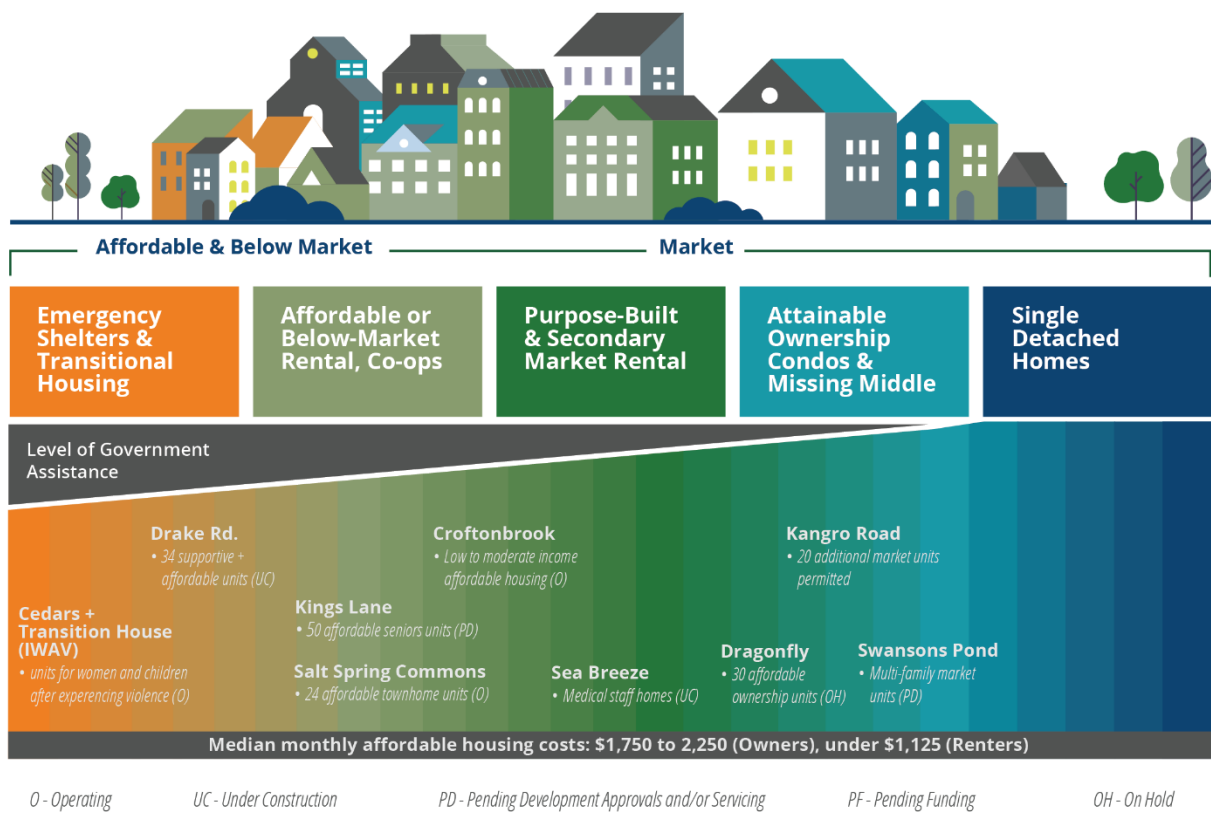
Key Reports

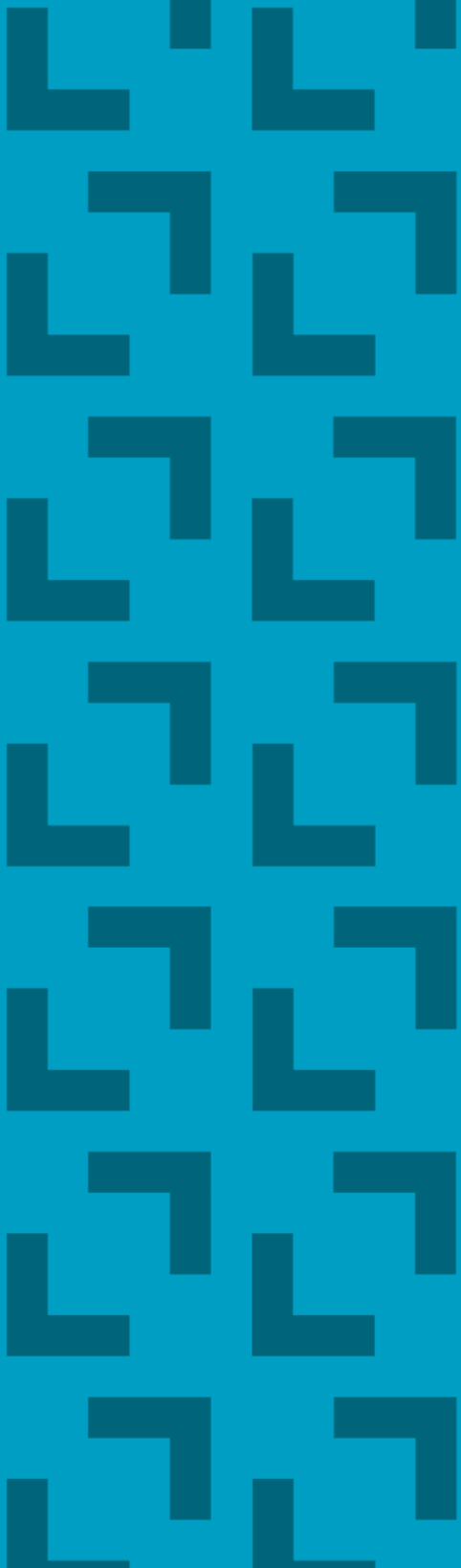
- Background Analysis – Salt Spring Island Integrated Housing Strategy Action Plan (Prepared Summer 2025)
- Affordability Gap Analysis

Engagement Materials

- Engagement Sessions Presentation
- Town Hall Posters
- Town Hall Boards
- Facilitation Guides
- SSI Poster Boards
- Social Media Graphics

Appendix C: Priority Areas Graphic





urban
matters

BACKGROUND ANALYSIS

SALT SPRING ISLAND INTEGRATED HOUSING STRATEGY ACTION PLAN

PREPARED SUMMER 2025



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SECTION 1: INTRODUCTION

This background review offers a summary of critical information that will shape engagement questions and recommendations for an Integrated Housing Strategy – Action Plan. The forthcoming Integrated Housing Strategy-Action Plan (The Strategy) will establish a clear and implementable vision for affordable rental and ownership housing for Salt Spring Island. Building on the 2011 Community Affordable Housing Strategy (CAHS), the Integrated Housing Strategy-Action Plan seeks to develop a clear vision and set of actions to make progress on increasing the availability of affordable housing on the Island.

This background document summarizes the significant amount of work done to date related to housing. It is not a detailed review of every document related to housing but rather explores recent (2011 – 2025) work that itself builds on or summarizes previous work done. In this way, this background document seeks to create a clear picture of current need, relevant work, policy and zoning tools, and community goals related to affordable housing as can be understood through this recent body of work.

In this document, we provide information related to:

- affordable housing definitions,
- mapping of the complex governance and regulatory context on the Island,
- summary of the key elements of existing plans and policies,
- estimated housing needs, and
- an overview of current housing programs, the housing sector, inventory existing, and proposed affordable housing developments.

This Background Analysis provides the foundation for the Strategy's development by summarizing work done to date, outlining a current understanding of housing needs on the Island, and identifying existing implementations successes and barriers. The Background analysis summarizes common themes and significant findings across the reports. This analysis will provide a foundation for engaging with stakeholders and the public throughout the project. Examples of relevant actions, strategies, and guiding statements are referenced throughout to provide an understanding of where different reports align and diverge.

SECTION 2: DOCUMENTS REVIEWED

This Background Analysis Report summarizes the review and key outcomes from plans, strategies, and other reports related to housing completed between 2011 and 2025.

- Salt Spring Island Complete Communities Assessment (2025)
- Islands Trust Strategic Plan (2025)
- Islands Trust Housing Needs Assessment (2025)
- Transition Salt Spring Common Ground Summit Materials (2024)
- Islands Trust Housing Options Toolkit (2024)
- Islands Trust Housing Strategic Action Plan (2024)
- [CRD Rural Housing Program – Pilot Project Analysis \(2024\)](#)
- [Salt Spring Island Local Community Commission Workshop \(2024\)](#)
- Homes for Islanders – Integrated Housing Solutions Framework for SSI (2023)
- Salt Spring Island Housing Action Program Task Force – Summary of Recommendations (2022)
- Island Trust Housing Challenges and Solutions Project – Housing Working Group Report (2020)
- Salt Spring Island Community Affordable Housing Strategy (CAHS) (2011)

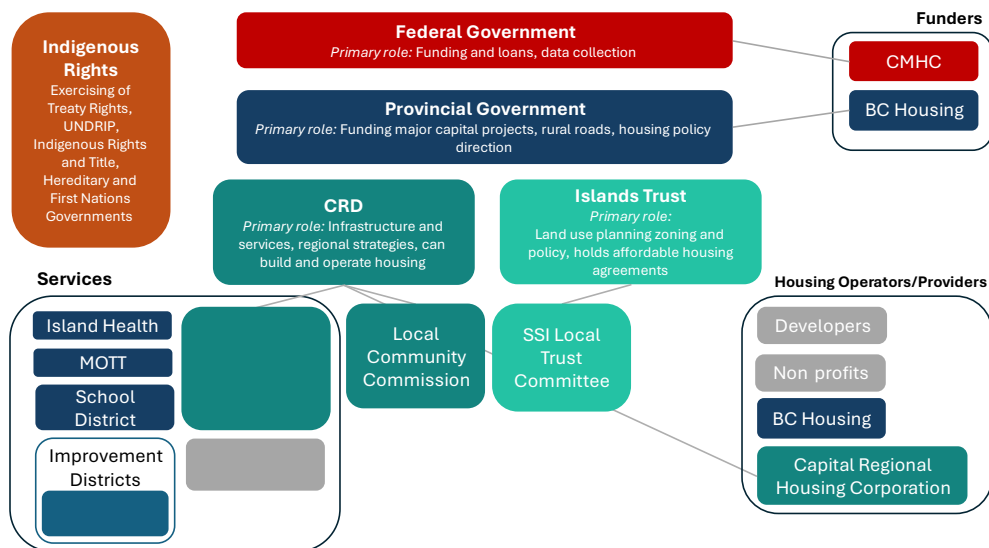
This list is not a full list of all housing related documents that pertain to Salt Spring Island. For further information, there is a significant body of information posted by Islands Trust.

Materials posted [here](https://islandstrust.bc.ca/programs/housing-affordability) (islandstrust.bc.ca/programs/housing-affordability) include Housing Strategic Action Plan, Housing Options Toolkit and related resources, Housing Reports, summary of initiatives, and more. The Islands Trust has produced an [annotated bibliography](https://islandstrust.bc.ca/document/annotated-bibliography-of-housing-reports-tool-3/) (https://islandstrust.bc.ca/document/annotated-bibliography-of-housing-reports-tool-3/) summarizing housing documents produced prior to 2024.

SECTION 3: GOVERNANCE AND REGULATORY CONTEXT

- Informing the Strategy:** The regulatory and governance framework here will be used to name key players and to ensure that the roles and responsibilities of each will be identified in the strategy. For provincial and federal governments, roles and responsibilities are determined to be the administration of existing programs.
- Informing Engagement:** The governance bodies and key servicing providers will be engaged in the process.

The following graphic shows the general relationships between regulatory and service-delivery providers on Salt Spring Island. This gives a sense of the complexity. To create an effective and actionable plan, roles and responsibilities for each of the parties identified will need to be articulated and accepted.



Tool 10 in the *Islands Trust Housing Toolkit* also provides an overview of roles and responsibilities related to housing in the Islands Trust Area. The diagram identifies data collection and research as an overlapping role of regional districts and the Islands Trust. Zoning, land use planning and holding housing agreements are identified as roles of the Islands Trust and overseeing Building Code, operating water and sewage systems and overseeing housing corporations are roles of regional districts.

SECTION 4: WHAT IS AFFORDABLE HOUSING?

- **Informing the Strategy:** Definitions of affordability, core housing need and extreme core housing need are set out by significant housing funders (BC Housing and the Canadian Housing and Mortgage Corporation) are useful to apply in this strategy to ensure alignment with standardized reporting and funding criteria.
- **Informing the Strategy:** Mapping Salt Spring Island affordable housing projects on the continuum and then analysing need (next section) helps set appropriate targets for unit numbers and types of affordable housing types that the strategy will aim to achieve.
- **Informing Engagement:** Graphic representation of the affordable housing continuum and associated programs on Salt Spring Island will be used as information during engagement.
- **Informing Engagement:** Engagement questions may explore where community and stakeholders want to focus their efforts along the continuum and if there are specific populations or levels of need they wish to target with this strategy.

MEASURING HOUSING AFFORDABILITY

The Canada Housing and Mortgage Corporation (CMHC) considers housing ‘affordable’ if it costs less than 30% of a household’s before-tax income. The provincial government and BC Housing share this definition but recognize that “this measure is a useful tool that can be used when choosing a place to live, but housing affordability is often based on a combination of factors, and every situation is different”.¹ There are many limitations to this broad definition of affordability. Factors such as utility costs and strata fees, the location of a home and transportation expenses, and a household’s financial status and stage of life can impact affordability. In addition, alternative work arrangements like seasonal and gig work can add complexity to this definition of

¹ <https://www2.gov.bc.ca/gov/content/housing-tenancy/affordable-and-social-housing/affordable-housing/defining-affordable-housing>

affordable housing. However, a shared definition that aligns with provincial and federal standards is useful to creating a benchmark to measure success, and to align goals and targets with the funding guidelines of agencies that provide major grants and incentives.

CORE HOUSING NEED

Core housing need (CHN) is defined as housing that is unaffordable, does not have enough bedrooms or needs major repairs where a household cannot afford to live elsewhere in their community. CMHC and BC Housing share definitions for core housing need. A household is considered to be in CHN if it meets two criteria:

- A household is below one or more of the adequacy, suitability and affordability standards.
- The household would have to spend 30% or more of its before-tax household income to access local housing that meets all three standards.

Extreme core housing need (ECHN) is a subset of CHN where households are below one or more of the adequacy, sustainability and affordability standards and would have to spend 50% or more of their before-tax household income to access local housing that meets these standards.

Housing is considered **adequate** when it does not require major repairs. Major repairs include defective plumbing or electrical wiring, or structural repairs to walls, floors, or ceilings. **Suitable** housing refers to a dwelling that meets the National Occupancy Standard (NOS) for size and composition of the resident household. This means the dwelling has enough bedrooms to comfortably accommodate the number of people and their relationships (e.g., couples, families with children).

ISLANDS TRUST DEFINITIONS

Islands Trust, in their baseline report on affordable housing in the Islands Trust Area identifies definitions of affordable housing (where available) in the individual OCPs and LUBs of the Gulf Islands.

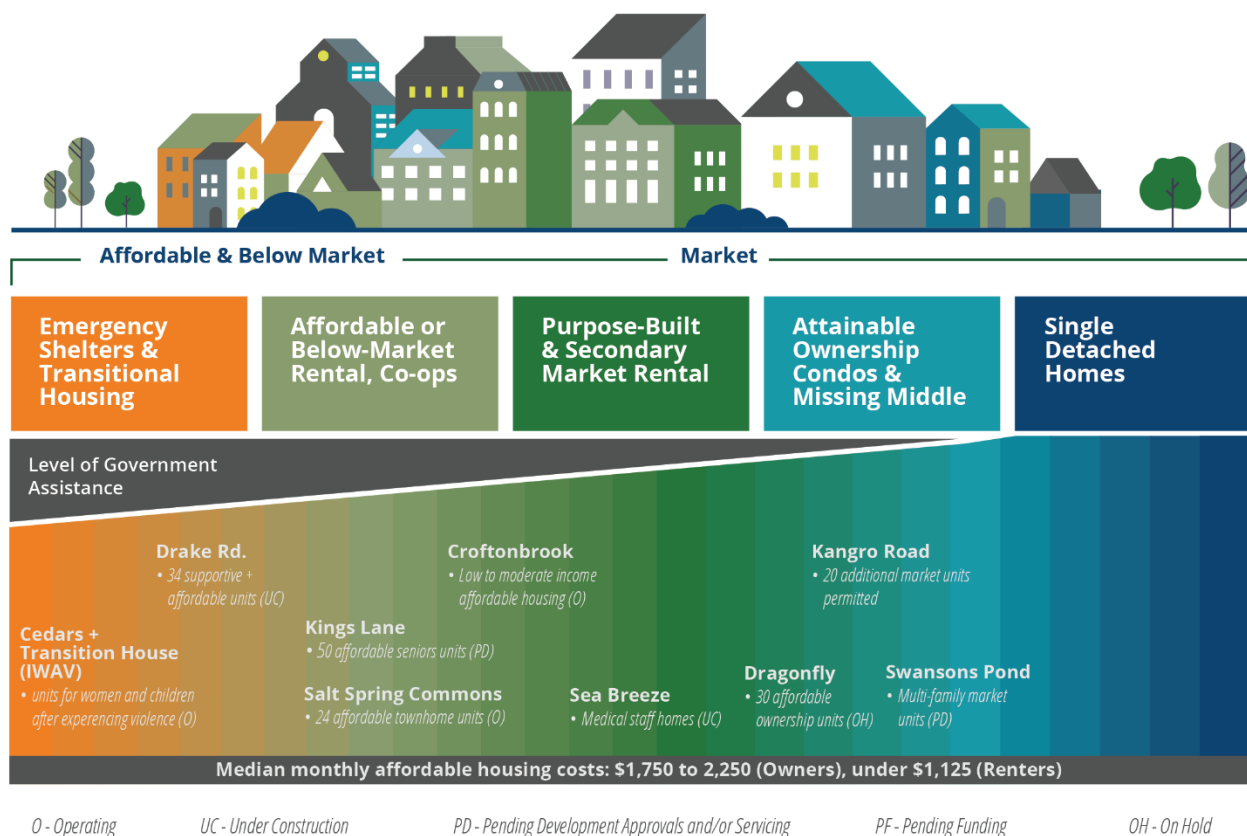
There are a variety of definitions identified, with some stipulating guidelines beyond the income to housing cost ratio such as applying only to households whose income is

below a particular standard (Gabiola Island, Galiano), having a covenant registered on title (Bowen Island), cost being lower than average cost for similar units in a described geographic area (Gambier, Hornby).

Salt Spring Island Local Trust Area’s OCP defines affordable housing as rental or owned housing that can be acquired with 30 percent of the median gross income of families or individuals on Salt Spring Island.

HOUSING CONTINUUM AND HOUSING SECTOR INVENTORY

The housing continuum represents a healthy housing system, which has a diversity of options for safe and healthy housing to support an individual over the course of their life. The continuum recognizes that individual and family needs change over time and is not intended to be linear or progressive. The housing continuum can help to visualize gaps or key areas of need within the housing system. Examples of future or operating housing options on Salt Spring Island are mapped onto the continuum below.



SECTION 5: HOUSING NEEDS AND ISLAND CHARACTERISTICS

- **Informing the Strategy:** The affordability analysis, based on Census data, gives one tool for measuring progress and success of the Strategy. Census data can assist with setting targets for unit types and cost, and future data can assist with determining whether overall access to and need for affordability is changing.
- **Informing Engagement:** The information of this analysis does not create a full picture of the need for affordable housing. Engagement will enquire into the hidden needs not captured by this data.

HOUSING NEEDS AND AFFORDABILITY ANALYSIS

The following information is a summary of the estimated need for new units and an analysis of the target costs for those units to fulfill projected needs for affordable units. This information is based on data reported in the most recent Housing Needs Report for Salt Spring Island, largely found in the 2021 Census.

These statistics do not give a complete picture of the housing needs on Salt Spring Island and cannot be the only metric used to predict need or determine whether or not measures have been successful. However, given the availability of data, this information is important to understanding the types of units and price points required to address critical housing needs. Because census data is collected regularly, using the same or comparable methodology, it is the most complete data available for measurement over time. This data does not, however, include all households and it misses many people living in illegal or unknown housing units. Additional information gained from locals who are more familiar with the whole population of Salt Spring Island will be needed to understand the full scope of need.

HOUSING NEEDS – PROJECTED UNITS NEEDED

It is estimated that **Salt Spring Island will need a total of 825 new units by 2026 and 2,550 new units by 2041** to meet the community’s housing needs². A range of housing types will be needed to meet this need, from supportive and transitional housing to market-rate ownership homes. The total 5-year and 20-year projections of need are broken down by components below. The components can provide insight to what types of housing will be needed on Salt Spring to meet the need. For example, households living in extreme core housing need will largely require deeply affordable and below-market housing while some homes to meet anticipated growth can be provided at market rate.

Table 1 Total 5-year and 20-year Housing Need (2021)

Component	5 Year Need	20 Year Need
A. Extreme Core Housing Need	37	149
B. Persons Experiencing Homelessness	28	57
C. Suppressed Household Formation ³	101	405
D. Anticipated Growth	655	1924
E. Rental Vacancy Rate Adjustment	4	16
F. Additional Local Demand	0	0
Total New Units – 5 years	825	
Total New Units – 20 years		2,550⁴

Source: Housing Assessment Research Tools BC HNR Calculator based on Statistics Canada Census Program 2021 Census Profile Data

To further understand the housing needs to accommodate Salt Spring Island’s current and future residents, an affordability analysis breaks down the estimated need by tenure and monthly costs.

The 2021 Census documented that **1,055 (21%) private households on Salt Spring Island are living in unaffordable housing**. Housing is considered unaffordable when a household is spending 30% or more of their before-tax household income on shelter costs. Rates of unaffordability are higher for renter households, with 38% of renter

² Figures and tables detail projected 5 and 20-year housing needs for Salt Spring Island RDA according to provincial guidelines for Housing Needs Assessments. The analysis utilizes the most recently available Census Canada (2021) at the time of the Strategy’s development.

³ Suppressed household formation refers to households that would have been formed but are not due to lack of attainable options. Moffat, 2022: [Ontarios-Need-for-1.5m-More-Homes-SPI-August-2022-1-1.pdf](#)

⁴ Component totals have been rounded, which can produce slight inconsistencies between total new units needed and component totals.

households living in unaffordable housing. Renter households also face higher rates of unsuitable (9%) and inadequate (12%) housing.

Table 2 Total Private Households Below Housing Standards (2021)

	Total	Owners	Renters
Below the affordability standard (Spending 30% or more of income on shelter costs but less than 100%)	21% (n1,055)	17% (n695)	38% (n360)
Below the suitability standard (housing does not meet household needs – number of rooms per resident) ⁵	4% (n225)	3% (n140)	9% (n85)
Below the adequacy standard (major repairs needed)	7% (n380)	6% (n270)	12% (n110)

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing, 2021

Core housing need, including extreme core housing need, is far more prevalent amongst renters on Salt Spring Island. The majority of renter households (135) will need housing that costs less than \$1,125 to meet the projected 5-year need.

The tables below provide a detailed breakdown of the predicted number of units and their cost that will be needed over the next 5 years to provide affordable housing for all Islanders.

Table 3: Breakdown of 5-Year Housing Need for Owner Households (2021)

Owners	Studio	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom+	Total
Under \$1,125	44	55	11	12	9	131
\$1,125 to \$1,750	34	46	9	11	8	108
\$1,750 to \$2,250	24	33	7	8	6	78
\$2,250 to \$3,125	34	47	9	11	8	109
\$3,125 to \$5,000	39	54	11	13	9	126
\$5,000 and over	22	30	6	7	5	70
Total	197	265	53	62	45	622

⁵ **Housing suitability** refers to whether a private household is living in suitable accommodations according to the National Occupancy Standard (NOS); that is, whether the dwelling has enough bedrooms for the size and composition of the household.

Source: Housing Assessment Research Tools BC HNR Calculator based on Statistics Canada Census Program 2021 Census Profile Data

Table 4: Breakdown of 5-Year Housing Need for Renter Households (2021)

Renters	Studio	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom+	Total
Under \$1,125	86	16	16	8	9	135
\$1,125 to \$1,750	16	5	5	4	4	34
\$1,750 to \$2,250	5	1	2	1	1	10
\$2,250 to \$3,125	5	1	2	1	1	10
\$3,125 to \$5,000	6	2	2	1	2	13
\$5,000 and over	1	0	0	0	0	1
Total	119	25	27	15	17	203

Source: Housing Assessment Research Tools BC HNR Calculator based on Statistics Canada Census Program 2021 Census Profile Data

SECTION 6: DOCUMENT REVIEW

SUMMARY OF FINDINGS

This section identifies existing vision, efforts at coordination, land use policies, and strategies/actions related to affordable housing on Salt Spring Island. This information is part of understanding the current regulatory and strategic frameworks that have and continue to shape Salt Spring Island. Actions for the Action Plan will, in essence, be a response to this current body of plans and policies and seek to action some elements and perhaps add others. Engagement will be important to this direction setting.

- **Influence on Strategy:** information will be used as part of the base line understanding of what work is already happening, and to inform areas of focus for the strategy.
- **Influence on Engagement:** explore with stakeholders what has worked and what has been tricky in implementation.

ISLANDS TRUST HOUSING OPTIONS TOOLKIT

A core document to support the development of affordable housing on the Gulf Islands is the Islands Trust Housing Options Toolkit. The toolkit is geared at trustees, planning staff, and community groups and provides structured resources to support the implementation of housing-related projects. The tools included focus on projects directly related to local trust committees' abilities to regulate land use. The tools outlined in the Toolkit are referenced throughout this section to highlight how the Toolkit can be used to meet the cumulative stated goals of existing plans, strategies, and discussion papers related to affordable housing on Salt Spring Island.

EXISTING POLICY AND ZONING

The Islands Trust Housing Options Toolkit includes a snapshot of housing policy across the Trust Area. The snapshot, shown below, highlights that Salt Spring Island has already made significant progress in implementing the outlined tools.

Tool 8 – Appendix 1 - Baseline Snapshot of Housing Policy in the Trust Area (2023)

ISLAND	AFFORDABLE HOUSING ZONES	DEFINITION OF AFFORDABILITY IN OCP/LUB	ACCESSORY DWELLING UNITS/COTTAGES (ADUs) PERMITTED IN LUB	SECONDARY SUITES PERMITTED IN LUB	FLEXIBLE ZONING ¹ PERMITTED IN LUB	ALTERNATIVE DWELLING UNITS (AltDUs) ² PERMITTED IN LUB	OCP VISION/ GOALS/ OBJECTIVES ADDRESSING AFFORDABLE HOUSING	OCP POLICY GUIDANCE FOR AFFORDABLE HOUSING REZONING APPLICATIONS	OCP DIRECTION FOR LTC/COUNCIL TO AMEND LUB FOR AFFORDABLE HOUSING	HOUSING NEEDS ASSESSMENT (requires updating every 5 years)	AFFORDABLE HOUSING STRATEGY
Hornby	Yes	Yes	No	Yes	No	Yes (RVs)	Yes	Yes	Yes	2018	No
Denman	Yes (Rental Tenure Affordable housing)	Yes	With TUP	Yes	No	Yes (RV, bus, tent, yurt, etc.)	Yes	Yes	Yes	2018	No
Lasqueti	No	No	Seasonal Occupancy	No	No	Yes (RV, bus, tent, yurt, etc.)	Yes	No	No	2018	No
Gabriola	Yes (rental tenure affordable housing)	Yes	Yes	Yes	No	RVs for up to two years if valid building permit for SFD	Yes	Yes	Yes	2018	No
Thetis	No	No	Seasonal Occupancy	No	No	No	No	Yes	No	2018	No
Salt Spring	Yes	Yes	400 zoned full-time occupancy/ rest seasonal	Yes	No	RVs for up to two years if valid building permit for SFD	Yes	Yes	Yes	2020	2020 - current Housing Action Program
N. Pender	Yes	No	Yes	Yes	No	No	Yes	Yes	No	2020	2008 (not active)
S. Pender	No	No	Yes	No	No	RV until a SFD is built	Yes	No	No	2020	No
Saturna	Yes	No	Yes	Yes	No	Yes (RVs and Yurts)	Yes	No	No	2020	No
Mayne	No	No	Yes	Yes	Yes	Yes (RVs)	Yes	No	No	2020	No
Galiano	Yes	Yes	Yes	Yes	No	No	Yes	Yes	Yes	2020	No
Gambier	No	Yes	Yes	No	No	No	Yes	Yes	No	2020	No
Bowen	No	Yes	Yes	Yes	No	RVs for up to one year if valid building permit for SFD	Yes	Yes	Yes	2020	Yes

¹ Zoning that permits additional dwelling units provided a maximum total floor area is not exceeded.
² Tiny homes on wheels, yurts, recreational vehicles

The SSI LUB allows secondary suites, ADUs, and RVs under certain conditions and defined areas. The LUB establishes zones where affordable housing and multi-family is permitted.

VISION

The Integrated Housing Strategy will have the opportunity to work with stakeholders and the public to create a unified vision, connecting the actions of the Strategy. Vision statements found in the background review are summarized into common themes below. Many reviewed documents did not have clear statements of vision or guiding principals, and some of the existing statements lack clarity. There is a need for refinement and clarity to develop effective guiding principles and a unified vision for the Integrated Housing Strategy.

The four key themes that emerged from the background review were:

1. Housing development needs to also ensure that environmental protection and ecological integrity are maintained.
2. Housing development needs to serve a range of needs and reflect the diversity of Salt Spring Island residents.

3. To ensure that the best use of available resources is pursued, a coordinated approach must be taken so that land, servicing, and funding available to create affordable housing is used strategically to serve the community at large.
4. Development of any housing has to consider the features of the community that make it a great place to live.

Theme 1: Environmental Protection & Ecological Integrity

The statements related to **environmental protection and ecological integrity** highlight the presence of the ‘preserve and protect’ mandate of Islands Trust, as well as the passion of Salt Spring Islanders to preserve their islands natural world. The statements are not necessarily in contradiction with the need to develop additional housing but do provide firm parameters for development. Salt Spring Islanders have expressed a clear priority to avoid sprawl, which can have long-term impacts on servicing costs, sustainability, and livability. Housing strategies and land use planning will best be guided by the features of Complete Communities, which consider environmental and livability goals.

Some of the wording and vision statements that emerged from background review to support this theme were:

- “Supporting smaller-scale housing types that are known to have fewer adverse impacts on the natural environment than typical single-family development”⁶
- Ensure that development does not require “large-scale land clearing of existing forests or harm to sensitive ecosystems”⁶
- “Supporting efficient use of land, water services, and infrastructure”⁶
- “Islands Trust ‘preserve and protect’ mandate”
- Maximize the benefits and minimize negative impacts of housing on Salt Spring, including ecological, climatic, and socioeconomic values⁷
- “Support improved housing outcomes for residents of Salt Spring Island [...] in ways that maintain and improve the environmental quality of the island and the surrounding waters of the Salish Sea”⁸

⁶ Homes for Islanders – Integrated Housing Solutions Framework for Salt Spring Island, 2023, p.10

⁷ Islands Trust Housing Challenges and Solutions Project – Housing Working Group Report, 2020

⁸ Salt Spring Island Housing Action Program Task Force – Summary of Recommendations, 2022, p.1

Theme 2: Providing Affordable Housing to Meet a Diversity of Needs

There is a strong desire to **create housing that meets different needs and promotes diversity of residents on SSI**. Creating opportunities for housing options across the housing continuum will be an important step in creating a diversity of housing options and, therefore making possible, diversity amongst residents.

Some of the wording and vision statements that emerged from background review to support this theme were:

- "Improving the availability and/or affordability of long-term housing options for a range of household types (single person, couples, families with children, etc.) and incomes"⁶
- "Population diversity"^{Error! Bookmark not defined.}
- "Support improved housing outcomes for residents of Salt Spring Island, particularly those in greatest need"⁴

Theme 3: Implementable and Coordinated Approaches

Several of the existing reports and strategies emphasized the need for a collaborative, coordinated and implementable approach. The Integrated Housing Strategy will need to build on the efforts already made to develop policy and promising approaches to develop affordable housing.

Some of the wording and vision statements that emerged from background review to support this theme were:

- "Being achievable within the existing local, regional, and provincial regulatory context"⁶
- "Build on 'what we know' and existing initiatives"^{Error! Bookmark not defined.}
- "Importance of partnerships and community support"^{Error! Bookmark not defined.}
- "Being economically viable"⁶
- "Incremental and adaptive approach in case of potentially conflicting goals"^{Error! Bookmark not defined.}

Theme 4: Maintaining Salt Spring Island as a Great Place to Live

Another core theme was the need to ensure that development supports and enhances the characteristics of Salt Spring Island that are important to livability. That means that development should consider community character, livability, and how to ensure that resources and services, such as schools, transportation, and food security also grow.

Some of the wording and vision statements that emerged from background review to support this theme were:

- Being compatible with and/or enhancing island community characteristics, such as self-sufficiency, interdependence, neighborliness, and low-impact living⁶
- “School system strength”⁶
- “Food security”⁶
- Supporting increased uptake of transit and/or active transportation⁶
- **Influence on Strategy:** These four themes related to vision will provide a starting point for developing guiding principles and goals for the strategy.
- **Influence on Engagement:** These four themes will be presented as part of engagement for further clarification and refinement, as well as the opportunity to add additional guiding principles.

AREAS OF ACTION

Across the strategies and reports from both community-led and government entities, there were six common areas that the actions and strategies attempted to address:

- increasing overall supply,
- incentivizing affordable housing,
- optimizing current housing stock,
- housing focused on priority populations,
- improving interagency coordination, and
- building community support and readiness.

These areas are discussed below, along with the specific actions identified to achieve the goals within them. This information will be used as part of the base line

understanding of what work is already happening, and to explore with stakeholders what has worked and what has been tricky in implementation.

When talking about creating affordable housing, it is important to note that there are two key ways that this is influenced: Land Use policies and planning, and other strategic planning and collaborative actions. The following tables summarize the goals identified in existing documents, the actions identified, and existing land use policies.



AREA 1: INCREASE SALT SPRING'S HOUSING SUPPLY WHILE STEWARDING ENVIRONMENTAL VALUES

This area of focus is discussed in all housing plans. Increasing the number of units available is a critical way to increase affordability, both in terms of balancing supply with population changes, and also in terms of creating suitable units for diverse populations. The existing body of literature on this topic also reflects the need to steward the environmental values of Salt Spring Island.

Area 1 Goals

- Increase density by focusing housing in Villages⁹
- Support gentle and moderate density in appropriate areas
- Incentivize and promote ecologically sound building practices
- Permit a diversity of housing options across the continuum, including accessory dwelling units/secondary suites, boarding houses, liveaboards^{Error! Bookmark not defined.},⁷ as well as tiny homes^{10,11}
- Apply careful land use planning and management strategies

Tools or Strategies Proposed

- Integrate housing with amenities to ensure access to essential services without the need for commutes.
- Consider immediate land use changes facilitating affordable housing options consistent with Official Community Plan.
- Permit secondary suites and accessory dwelling units (ADUs) in all residential zones if provided for long-term rental or family use (not short-term rental)¹¹.
- Support proactive land use planning and establish limits to growth using evidence-based data.

⁹ Salt Spring Island Complete Communities Assessment, 2025

¹⁰ Common Ground Summit (CGS), Transition Salt Spring, 2024

¹¹ Salt Spring Island Housing Action Program Task Force – Summary of Recommendations, 2022

- Develop a growth management planning framework that includes data on growth trends and projections, geological and hydrological capacities, infrastructure, and development rate¹².
- Invite, support, and facilitate private property owners to apply for pilot project rezoning to accommodate tiny home villages, tiny home mobile parks, and new forms of land tenure (i.e., leasing pads). For example, the LTC could support a pilot project for a tiny home village where the model provides serviced pad rentals with shared services¹¹.

Current OCP Policies

Section B2.2. and B.2.3 outline objectives and policies related to both affordable housing and settlement patterns. These objectives and policies reflect the desire to see affordable housing policies implemented, as well as ecological preservation. These policies as a whole should be weighed against the Islands Trust Toolkit Options for Policies and Zoning.

Section B.5 speaks directly to village land use objectives and policies and emphasizes compact, pedestrian oriented villages, and a modest scale of village development compatible with the rural character of Salt Spring Island.

Land Use Tools

Relevant Islands Trust Toolkit Options

As part of the mandate of Islands Trust, preservation considerations for development are widely articulated. There are a number of options to achieve this goal outlined in the Islands Trust Housing Toolkit document. Just some of the relevant options are the Conservation Density Zoning options.

Conservation Density Bonus/ Homeplate Zoning Model - Allow for flexibility of number of dwellings and/or dwelling type and size within maximum homeplate or total floor area (e.g., 500m²) in exchange for conservation covenant.

Ecovillage Zoning Model - Allow existing subdividable properties to be developed according to conservation design principles as a strata development with flexible dwelling types and sizes while placing large portions of property in a

¹² Islands Trust Strategic Plan, 2025

conservation covenant. Incorporate the ecological building principles of the Eco-Density Bonus and maintain full protection of the most sensitive ecosystems through DPAs.

Eco-Density Bonus - Encourage ecological and energy and efficient water homes by allowing a provision to add a dwelling unit if the owner builds to a higher ecological standard (e.g., solar panels, rainwater harvesting, ecological building materials, grey water recycling, net zero energy, solar hot water, etc.). These provisions will help reduce the operating costs and ecological impacts of dwellings.

Other options in the tool kit that could be applied include:

Secondary Suites - Permit secondary suites in some, or all, residential zones or areas of the island. Secondary suites are self-contained dwelling units that are separated from the principal unit but within the same building, whether below, above or adjoined to the principal residence on the side.

Subdivision Density Bonus- In suitable areas the LTC could introduce density bonus regulations that establish a base permitted lot density, as well as a provision for additional density in exchange for the creation of affordable housing or cluster housing that preserves unique amenities and the environment.

General zoning regulations that encourage the development of diverse housing options within existing areas of infrastructure.

Completion of analysis to determine suitable areas such as a suitable land analysis, potential build out analysis, and other mapping tools to determine development potential that aligns with conservation, ALR, and other community goals.

AREA 2: INCENTIVIZE AND SUPPORT AFFORDABLE HOUSING DEVELOPMENT

Goals related to this area:

- Prioritize Affordable Housing Developments in Zoning Changes
- Prioritize Service Capacity for Affordable Housing Developments
- Advocate for funding for affordable housing projects
- Proactively Identify Land Opportunities for Affordable Housing Projects¹²
- Increase supply of affordable rentals (*Note – no clear actions identified at this time*)

Tools or Strategies Proposed

- Expand village water infrastructure – focusing water system upgrades and expansions in the three villages, ensuring new developments are adequately serviced. Error! Bookmark not defined.
- Prioritize the limited community water and sewage collection/treatment capacity for affordable housing Error! Bookmark not defined.
- Design a plan to advocate to enhance community access to funding for housing in the Trust Area¹²
- Several properties on SSI are already zoned for affordable housing, and funding from provincial and federal governments is available. Advocate for additional funding and support for these projects Error! Bookmark not defined.
- Identify surplus community parks that could be sold for housing development and examine the potential of the Phoenix School property for affordable housing¹²
- Consider Community Benefit Land Trust concept for Islands Trust¹²

Current OCP Policies

B.2.1.2.1 stipulates that zoning changes should be prioritized for affordable housing

B.2.2.2.18 states that preference should be given to rezoning applications for multiple-unit *affordable* housing projects.

Land Use Tools

Relevant Islands Trust Toolkit Land Use Policy Options Related to This Area:

- **Review and amend existing land zoned for affordable and/or multi-family development** - Review all existing lands zoned for affordable, seniors or similar housing and amend the zoning to be less zoned potential. Housing providers have said that flexibility in form is key (single large building, rowhouses, detached cottages, etc.) to adapt to changing market and funding conditions during lag between zoning approval and construction start. Zoned density should be maintained, but form should be flexible.
- **Tenure related policies**, such as residential rental tenure zoning, and removing owner-occupancy restrictions



AREA 3: UTILIZING AND PRESERVING THE CURRENT HOUSING STOCK

Area 3 Goals

- Create incentives for homeowners or non-profits related to renting rooms, accessory units, or boarding houses
- Maintain and upgrade the existing supply of affordable rental housing^{Error! Bookmark not defined.}
- Facilitate and improve connections between landlords and tenants^{Error! Bookmark not defined.}
- Decrease current and future housing loss due to short-term vacation rental activity^{Error! Bookmark not defined.}
- Remove regulatory barriers to facilitate ADUs as home ownership opportunities
- Maintain and upgrade the existing supply of affordable rental housing (*Note – no clear actions identified at this time*)

Tools or Strategies Proposed

- Landlord- Tenant Matching Programs like the Southern Gulf Islands Community Resource Centre (CRC) Housing Now landlord-tenant matching program. It aims to facilitate home sharing or rental of existing, legal accessory dwelling units. The program is funded by SGI Tourism Partnership Municipal Regional District Tax (MRDT) revenues and is being expanded on Salt Spring Island (SSI) with additional funding from the SSI Local Community Commission (LCC)^{Error! Bookmark not defined.}
- Establish a regulatory and enforcement system for short-term vacation rentals, including setting specific goals, ensuring simple, easy-to-understand regulations, and, most critically, establishing a system for licensing operators (e.g., in conjunction with CRD)^{Error! Bookmark not defined.}
- Offer modest funding to help homeowners or non-profits with minor renovations or other expenses related to renting out rooms, accessory dwelling units (ADUs), or establishing boarding houses. Opportunities to explore include using grants or the Community Economic Sustainability service (CESC) to provide such funding^{Error! Bookmark not defined.}

- Advocate for equitable allocation of suite and cottage renovation incentives from senior governments and the CRD^{Error! Bookmark not defined.}
- Enable the strata conversion of detached accessory dwelling units based on specific conditions identified in the BC Housing ADU Report as a potentially effective practice for small to medium-sized BC communities. This allows for affordable home ownership and land sharing¹¹

Current OCP Policies

B.2.2.2.17 Applications for strata conversion (strata titling) of existing multi-family dwellings that contain more than three units should be considered by the Local Trust Committee, especially if such a conversion is expected to increase the community's supply of affordable owned housing. The Local Trust Committee should not approve strata conversions that would replace affordable rental housing with non-affordable owned housing.

Land Use Tools

Land Use Bylaw

Update BnB regulations in Land Use Bylaw to allow for more flexible seasonal, short-term accommodation, such as glamping that does not compete with suitable long-term rental spaces while still providing income for the resident home-based businesses¹¹

Islands Trust Toolkit Policy Options

- **Multi-Family Dwelling Units (Affordable)** Permit the construction of multiple dwelling units on a single lot, only if undertaken by a government or nonprofit organization and/or with rent/purchase/resale price controlled by housing agreement.
- **Multi-Family Density Bonus** In suitable areas the LTC could introduce density bonus regulations that establish a base permitted density, as well as a provision for additional density in exchange for creation of affordable housing.
- **Subdivision Density Bonus** In suitable areas the LTC could introduce density bonus regulations that establish a base permitted lot density, as well as a provision for additional density in exchange for the creation of affordable housing or cluster housing that preserves unique amenities and the environment.

AREA 4: CREATING HOUSING OPTIONS FOR PRIORITY POPULATIONS

The 2011 Community Affordable Housing Strategy as well as multiple Housing Needs Assessments identified priority populations. While plans included direction to increase the supply of housing for these populations, there was a lack of specific, actionable steps to do so. The following priority populations and housing types were identified:

- People at-risk of or experiencing homelessness
- Residents with very low incomes who require heavily subsidized housing without supports
- Seniors with low incomes
- Individuals living with developmental disabilities
- First-time homeowners
- Market and non-market housing for families with children

OCP Policies

B.4.3.2.4.c Rezoning applications for higher density housing within about 0.8 km of the Health Services Designation should be designed for seniors or those with special needs.

B.5.1.2.1 includes provisions for affordable seniors supportive housing and special needs housing to exceed density requirements as long as it does not exceed specified floor space ratios, unit maximums or site coverage limits.

The OCP does not include any language related to homelessness, unhoused people, disabilities, subsidized housing, or supportive housing outside of seniors housing.

Land Use Tools

- **Zoning policies for seniors**, such as accommodating aging in place and multi-family senior housing.
- **Zoning policies for housing workers**, such as allowing worker housing in commercial zones.

AREA 5: IMPROVE COORDINATION AND IMPLEMENTATION

While coordination and implementation are common issues faced by local governments tackling housing, Salt Spring Island's complex regulatory and service-delivery environment lends itself to confusion that at times exacerbates these challenges. Lack of coordination and implementation is identified as a key issue across multiples plans, with some strategies and actions identified to address these issues. Many plans referenced goals to 'remove barriers' and 'pursue innovative approaches' for affordable housing and non-profit developers. A lesser number included concrete actions to achieve these goals, suggesting a knowledge gap that could be addressed by the Integrated Strategy-Action Plan. This may largely be due to differences in understanding or lack of agreement as to who is responsible for what actions related to housing development.

Reports also recognize the need to build community understanding and support in order for affordable housing projects to move forward. To build on the work done to date, the Integrated Housing Action Strategy will need to propose clear and effective techniques to build support and understanding.

Area 5 Goals

- Advocate for staff capacity to coordinate housing initiatives on SSI
- Increase interagency collaboration and advocacy for affordable housing
- Build non-profit sector capacity¹³

Tools or Strategies Proposed

- Establish an interagency Housing Authority, whereby indigenous, provincial, territorial, and local governments (e.g., CRD, water districts) collaborate and work together on housing issues and identify the improvements each government agency can advance to improve housing supply of all types with particular focus on multi-family projects close to village centers, bus routes and water supply¹¹
- **The CRD Rural Housing Program will establish a Coordinator position to support housing initiatives as part of the interagency housing council. The LCC is advocating for equitable allocation of the coordinator's time for SSI and convening periodic meetings to facilitate collaboration¹¹. This program was initiated in 2024.**

¹³ Salt Spring Island Community Affordable Housing Strategy, 2011

AREA 6: BUILD COMMUNITY READINESS FOR AFFORDABLE HOUSING

Area 6 Goals

- Communicate the need for and importance of affordable housing as a cornerstone of a sustainable community^{Error! Bookmark not defined.}
- Build neighbourhood-level support and acceptance of affordable housing^{Error! Bookmark not defined.}

Tools or Strategies Proposed

- LTC should address and manage barriers to affordable housing strategies through partnerships with the government and civil society to support education and information campaigns about the benefits of affordable housing, improve community engagement, and mobilize community leaders¹¹
- Collaborative processes should ensure the ongoing inclusion and engagement of civil society, stakeholders, vulnerable groups, and persons with lived experience of housing need, as well as those with lived experience of homelessness and persons who reflect the diversity of the Salt Spring community. Also, consider engaging persons who have expertise in human rights¹¹

There are no clear actions identified on how to build neighborhood level support.

AREA 7: COLLECT DATA AND SET TARGETS TO MONITOR PROGRESS

Area 7 Goals

- Use data to understand Growth Needs, Constraints, and Development Potential
- Monitor implementation
- Establish targets for housing along key points of the continuum Error! Bookmark not defined.

Tools or strategies proposed

- 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 Error! Bookmark not defined.
- 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 Error! Bookmark not defined.
- Establish an on-going entity to oversee implementation of housing strategy Error! Bookmark not defined.
- Monitor the implementation of housing strategies and pilot projects to assess their impact on persons who are members of vulnerable groups and with lived experience of housing need or homelessness¹¹
- Monitor progress in meeting the housing objectives (i.e., diverse housing types)— and in achieving the desired outcomes (i.e., socio-economic diversity)— set out in the Official Community Plan and relevant housing strategies¹¹
- Fund research on systemic housing issues, including barriers faced by persons with lived experience of housing need¹¹

Data Needs

Data is a critical component of understanding and monitoring housing progress.

Development Potential and Environmental Protection Data

There are several tools that can be used to assess the development potential of Salt Spring Island and understand environmental sensitivities and conservation considerations as well. Tools include conservation profiles (one was completed in 2021), sensitive ecosystem mapping, groundwater data, DRASTICS mapping, suitability analysis, and subdivision potential mapping.

Housing Targets

Affordability analysis and housing needs reports provide key information on the types of housing and costs for different household compositions. These can inform the goals a housing strategy may want to set, and updated reports can be used to monitor progress.



SECTION 7: NEXT STEPS

Based on the above review of documents, the following are highlighted as areas for more detailed exploration. Some may be outside of the scope of this plan. Many, though, can be considered through the engagement and strategy development process.

1. Review the Islands Trust Housing Toolkit and review SSI's OCP policies and Land Use Bylaw against the presented policy options. Determine which are relevant to Salt Spring Island and review options during engagement.
2. Conduct the recommended land use analysis studies in the Islands Trust Housing Toolkit.
3. Include language related to priority population groups in OCP changes.
4. Determine actions that support community readiness and non-profit capacity building to facilitate implementation of the action plan.
5. Ensure that goals created for the Integrated Housing Strategy consider measurable outcomes in order to track progress.