Capital Regional District

625 Fisgard St.,
Victoria, BC V8W 1R7

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

Thursday, November 19, 2026 | **9:00 AM** | **SIMS Boardroom, 124 Rainbow Road, Salt Spring Island BC**

MS Teams Meeting Streaming Link

B. Corno, J. McClean, E. Rook, P. Tarr, 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. Election of SSI Local Community Commission Chair

3. Election of SSI Local Community Commission Vice-Chair

4. Approval of Agenda

5. Adoption of Minutes

5.1. 26-1107 Minutes of September 10, 2026 Salt Spring Island Local Community Commission

Recommendation: That the motion from the October 8, 2026 meeting of the Salt Spring Island Local Community Commission adopting the minutes from the September 10, 2026 meeting be rescinded.
AND
That the minutes of September 10, 2026 meeting be adopted as circulated including the amendment of replacing the words “refer to staff for more information on the funding structure as it relates to the Portlock Park advertising.” with the words “approve the Salt Spring Island Rink Board Advertising Guidelines as presented in Appendix B.” after the words “…Local Community Commission” and before the words “CARRIED OPPOSED Corno”.

Attachments: Minutes: September 10, 2026

6. Chair, Director, and Commissioner Reports

7. Senior Manager Report

8. 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.

8.1. Presentations

8.1.1. 26-1162 Presentation: Cherie Geaureau and Everest McDonald , Wagon Wheel Housing society Re: Funding Request

Attachments: Presentation Request: Wagon Wheel housing Society, Nov 2, 2026

8.1.2. 26-1154 Presentation: Jody Watson, Environment Protection Re: Goose Management

Attachments: Presentation: CRD Goose Management Program

8.2. Delegations

9. Commission Business

9.1. 26-1155 SSI Local Community Commission Meeting 2027 Schedule

Recommendation: That the Salt Spring Island Local Community Commission directs:

1.That the regular meetings for the Local Community Commission will be scheduled in 2027:

On the third Thursday of each month as follows: January 21 (Inaugural), February 18, March 18, April 15, May 20, June 17, July 15, August 19 (at the call of the Chair), September 16, October 21, and November 18.

AND

On the second Thursday of each month as follows: February 11, March 11, May 13, July 08, August 12 (at the call of the Chair), October 14, and December 9 (at the call of the Chair).

2. That the following special meetings be included in the 2027 schedule:
- Thursday January 28, 2027 at 9:30am (Budget)
- Tuesday April 06, 2027 at 9:30am (Strategic Planning)
- Thursday June 10, 2027 at 9:30am (Budget Planning)
- Thursday September 9, 2027 at 9:30am (Provisional Budget)

Attachments: Staff Report: SSI Local Community Commission Meeting 2027 Schedule

Appendix A: Updated Salt Spring Island Local Community Commission 2027 Me

Appendix B: CRD Board/Hospital Board & Standing Committees 2026 Meeting S

Appendix C: Island trust Regular meeting to March 2027

9.2. 26-1163 CRD and SD64 Joint Use Agreement Renewal

Recommendation: The Salt Spring Island Local Community Commission (LCC) recommends the renewal of the Joint-Use Agreement, as amended, between the Capital Regional District and Board of Trustees of School District No.64 for a term of five years plus six months.

Attachments: Staff Report: CRD and SD64 Joint Use Agreement Renewal

Appendix A: Head of Terms Joint-Use Agreement Between the Capital Regiona

9.3. 26-1168 Licence of Occupation for Mason Road

Recommendation: The Salt Spring Island Local Community Commission approve the renewal of the Licence of Occupation with the Province of British Columbia to use and occupy the land labelled Manson Road, as outlined in Appendix A - Map of Licensed Area, for a term of five years commencing February 2027 for a sum of $1000.00 plus tax per year.

AND

That the Salt Spring Local Community Commission approve the renewal of the Licence of Occupation with the Tree House Café to operate an outdoor restaurant on the land labelled Manson Road, as outlined in Appendix A - Map of Licensed Area, for a term of five years commencing February 2027 for a sum of $4,532.74 plus tax with an annual increase of 3.5% per year for the term.

Attachments:
- Staff Report: Licence of Occupation for Mason Road
- Appendix A: Map of Licensed Area
- Appendix B: Head of Terms Province of BC Licence of Occupation
- Appendix C: Head of Terms Tree House Café Licence of Occupation

9.4. 26-1170 Appointments

Recommendation: 1. That the Salt Spring Island Local Community Commission appoint a commissioner to the Ganges Harbourwalk Project Steering Committee.

2. That the Salt Spring Island Local Community Commission appoint a commissioner to sit on the Salt Spring Foundation Community Grants – Grant-in-Aid Review Committee.

3. That the Salt Spring Island Local Community Commission appoint a commissioner to sit on the Salt Spring Foundation Community Grants – Funder'

4. The Salt Spring Island Local Community Commission (LCC) appoint two commissioners to attend annuals meeting with SD64 on collaborative efforts and opportunities.

9.5. 26-1173 Salt Spring Island Integrated Housing Strategy

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

Attachments:
- Staff Report: Spring Island Integrated Housing Strategy
- Appendix A: Salt Spring Island Integrated Housing Strategy, October 2026
- Appendix B: Cover Letter Partner Organizations Template

9.6. 26-1156 Project and Motion Tracker 2026 Third Quarter Update

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

Attachments:
- Staff Report: Project and Motion Tracker 2026 Third Quarter Update
- Appendix A: Salt Spring Island Administration Project Tracker – Q3, July to Sep
- Appendix B: Salt Spring Island Local Community Commission Motion Tracker –

9.7. 26-1157 External Grants Update - Fall 2026

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

Attachments: Staff Report: External Grants Update - Fall 2026

2026-11-19Appendix A 2026 External Grants Fall

10. Notice(s) of Motion

11. Motion to Close Meeting

11. 26-1174 Motion to Close Meeting

Recommendation: That the meeting be closed for appointments and personal information in accordance with Section 90(1)(a) of the Community Charter. [1 item]

12. Adjournment

Next Meeting:

*-Thursday, December 10, 2026 at 5:00PM *At the Call of the Chair in the Salt Spring Island Multi Space (SIMS) Boardroom, 124 Rainbow Road, Salt Spring Island, BC V8K 2V5*

Meeting Minutes

Salt Spring Island Local Community Commission

Thursday, September 10, 2026 **5:00 PM** **SIMS Boardroom**
124 Rainbow Road
Salt Spring Island BC

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

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

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

The meeting was called to order at 5:02pm.

1. Territorial Acknowledgement

Commissioner Rook provided a Territorial Acknowledgement.

2. Approval of Agenda

MOVED by Commissioner Webster, SECONDED by Director Holman,
That agenda for the September 10, 2026, meeting of the Local Community Commission be approved as presented.
CARRIED

3. Adoption of Minutes

3.1. Minutes of June 11, 2026 Salt Spring Island Local Community Commission

MOVED by Commissioner Corno, SECONDED by Commissioner Webster,
That the minutes of the June 11, 2026, meeting be adopted as circulated.
CARRIED

4. Chair, Director, and Commissioner Reports

Commissioner Webster spoke regarding:
- Synthetic ice skating rink
- 40th anniversary of the Salt Spring Visitor Information Center

Commissioner Baker spoke regarding:
- Salt Spring Island Foundation Grant In Aid Meeting
- Boat Owners Action Team

Director Holman spoke regarding:
- Dog-related concerns at Stowel Lake Beach and referral to bylaw staff
- Biosolids processing at Heartland
- Regional Housing Affordability Strategy

Commissioner Rook spoke regarding:
- Fire Hall dedication
- Southern Gulf Island forum meeting
- Local Community Commission term

5. Senior Manager Report

K. Bittorf spoke regarding the former Ganges Fire Hall consultation Requests for Proposal.

6. Presentations/Delegations

6.1. Presentations

There were no presentations.

6.2. Delegations

6.2.1. Delegation: Jesse Giddings, Salt Spring Island Healthy Living Re: Item 7.3. Sponsorship Proposal and Approval of Rink Board Advertising Guidelines

J. Giddings spoke to agenda item 7.1.

7. Commission Business

7.1. Sponsorship Proposal and Approval of Rink Board Advertising Guidelines

MOVED by Commissioner Corno, SECONDED by Commissioner Webster,
That the rules of the Capital Regional District Board Procedures Bylaw be suspended to allow Jesse Giddings to speak regarding agenda item 7.1.
CARRIED

Discussion ensued regarding the acquisition and the nature of the funding for the synthetic ice-skating rink.

MOVED by Commissioner Webster, SECONDED by Commissioner Baker,
That the Salt Spring Island Local Community Commission approve the Salt Spring Island Rink Board Advertising Guidelines as presented in Appendix B.
CARRIED
OPPOSED Corno

7.2. 2026 SSI LCC Strategic Plan Progress Report

This report was received for information.

Discussion ensued regarding the progress of different initiatives in the Strategic Plan Progress Report.

7.3. Salt Spring Island Transit - Free Transit Fares Guidelines

MOVED by Commissioner Webster, SECONDED by Commissioner Corno,
That the Salt Spring Island Local Community Commission approve the Salt Spring Island Free Transit Fare Guidelines as presented in Appendix D.
CARRIED

8. Notice(s) of Motion

8.1. Motion with Notice: Art Group Access to Affordable Venues (B. Webster)

Discussion ensued regarding hosting a workshop on options for local arts organizations.

MOVED by Commissioner Webster, SECONDED by Commissioner Corno,
That the Salt Spring Island Local Community Commission direct staff to report back on options for the LCC to support Salt Spring Island arts groups in getting more affordable access to non-profit arts venues on the island, including Artspring, Mahon Hall and other community halls and facilities.
CARRIED

MOVED by Director Holman, SECONDED by Commissioner Corno,
That the Salt Spring Island Local Community Commission amend the agenda to move consideration of Agenda Item 8.5. before Agenda Item 8.2.
CARRIED

8.5. Motion with Notice: SSI Community Arts Workshop (B. Corno)

MOVED by Commissioner Webster, SECONDED by Commissioner Corno,
That staff report back on the applications of developing a community arts priority-setting workshop.

Commissioner Corno amended the motion.

"That staff report back on the implications of developing a community arts priority-setting workshop."

The question was called on the motion as amended.

That staff report back on the implications of developing a community arts priority-setting workshop.
CARRIED

8.2. Motion with Notice: LCC Strategic Plan Amendment (G. Holman)

MOVED by Director Holman
That the newly elected Salt Spring Island Local Community Commission consider prioritizing strategic plan initiatives and projects based on consideration of broad community need, taxpayer willingness and ability to pay, and if applicable, funding participation by user groups.
FAILED

8.3. Motion with Notice: 2027 Provisional Budget Summary to Media (G. Holman)

MOVED by Director Holman, SECONDED by Commissioner Corno,
That the LCC submit a summary of the 2027 provisional budget to the Driftwood and SS Exchange as soon as possible in September.
CARRIED

8.4. Motion with Notice: Seaview Intersection Crosswalk Safety (B. Corno)

MOVED by Commissioner Corno, SECONDED by Commissioner Webster,
That staff communicate with MOTT regarding concerns with the safety of pedestrians using the Fulford-Ganges Road and Seaview Drive crosswalk and request that temporary measures be implemented to improve pedestrian safety, in advance of any long-term solutions.
CARRIED

9. Adjournment

MOVED by Director Holman, SECONDED by Commissioner Corno,
That the Salt Spring Island Local Community Commission adjourn the meeting at 7:01pm.
CARRIED

_____
CHAIR

_____
SENIOR MANAGER

RECEIVED
NOV 02 2026

Click here for the online registration form

REGISTRATION FORM FOR DELEGATIONS TO ADDRESS THE CAPITAL REGIONAL DISTRICT BOARD OR A CRD COMMITTEE

- The Board (Committee) may, by majority vote, allow a delegation to address the meeting on the **subject of an agenda item**.
- Each delegation is **required to register** and **submit request to CRD Legislative Services by 4:30 pm not less than two calendar days prior to the meeting.** For a Wednesday meeting, this means that the form must be received on Monday of the week of the meeting.
- If you miss this deadline, you may still register; however, such requests will require unanimous approval.
- Each address shall **be limited to three minutes** unless a longer period is agreed to by unanimous vote.
- Any **PowerPoint or video presentation** which accompanies a delegation's speech must be provided to Legislative Services in its electronic form **at least 24 hours in advance of the meeting.**
- Rules governing delegations are outlined in Section 13 of the Capital Regional District Board Procedures Bylaw 3828.
- All open Board and Standing Committee meetings that take place in the 6th floor Board Room, 625 Fisgard Street, Victoria, will be web streamed.

Submit form to CRD Legislative Services **Email: legserv@crd.bc.ca**

I wish to address the: ☐ **CRD BOARD**

☑ LCC **COMMITTEE**

AT THE MEETING OF NOV 19, 2026 at 9 **AM/PM**

ON AGENDA ITEM Grant-in-Aid for Laundromat

NAME Cherie Gravreau & Everest McDonald

ADDRESS (optional) or AREA/MUNICIPALITY YOU RESIDE IN: SSI

I REPRESENT Wagon Wheel Housing Society
(Name of Organization if applicable)

AS Chair

TELEPHONE [redacted]

E-MAIL

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

to ask for an out of Sync GIA for Laundromat

(If more space is required, please attach an additional page to this form.)

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

☑ I am aware that the meeting and my presentation will be web streamed live via the CRD website and recorded.

*Please note personal information contained on this form is collected under the authority of the *Local Government Act* and is subject to the *Freedom of Information and Protection of Privacy Act*. The personal information will be used for contact purposes only. Enquiries about the use of information in this form can be directed to the: Manager, Legislative Services at 250-360-3127.

Nov 2/26
Date

Signature

Capital Regional District, P.O. Box 1000, 625 Fisgard Street, Victoria, BC, V8W 2S6
Phone: (250) 360-3127

Update on CRD Goose Management Activities

Salt Spring Island LLC, Nov 19, 2026

Jody Watson, Supervisor, Environmental Stewardship and Initiatives
Samantha Hammond, Goose Management Coordinator



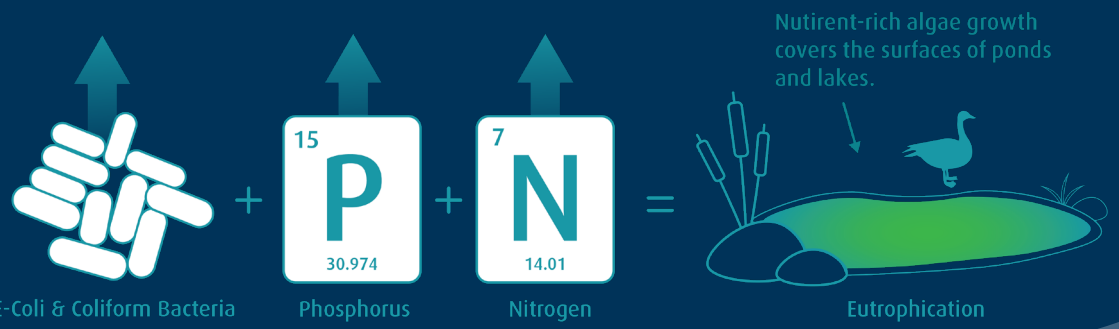
Canada Geese in the CRD

- Historically, were only occasional migratory visitors.
- In the 1960's and 70's programs were implemented to increase wildlife viewing and hunting opportunities.
- Introduced geese were juveniles who became the non-migratory resident Canada geese we have in the region today.
- Populations quickly became overabundant.



Environmental, Social & Economic Impacts

- Estuaries & Tidal Marshes
- Endangered Ecosystems
- Water Contamination
- Farming & Recreation



Regional Canada Goose Working Group

Mandate: to support the Regional Canada Goose Management Strategy through collaboration and coordination.

Composition: representatives from local governments, First Nations and Agricultural Commissions in the Capital Region.

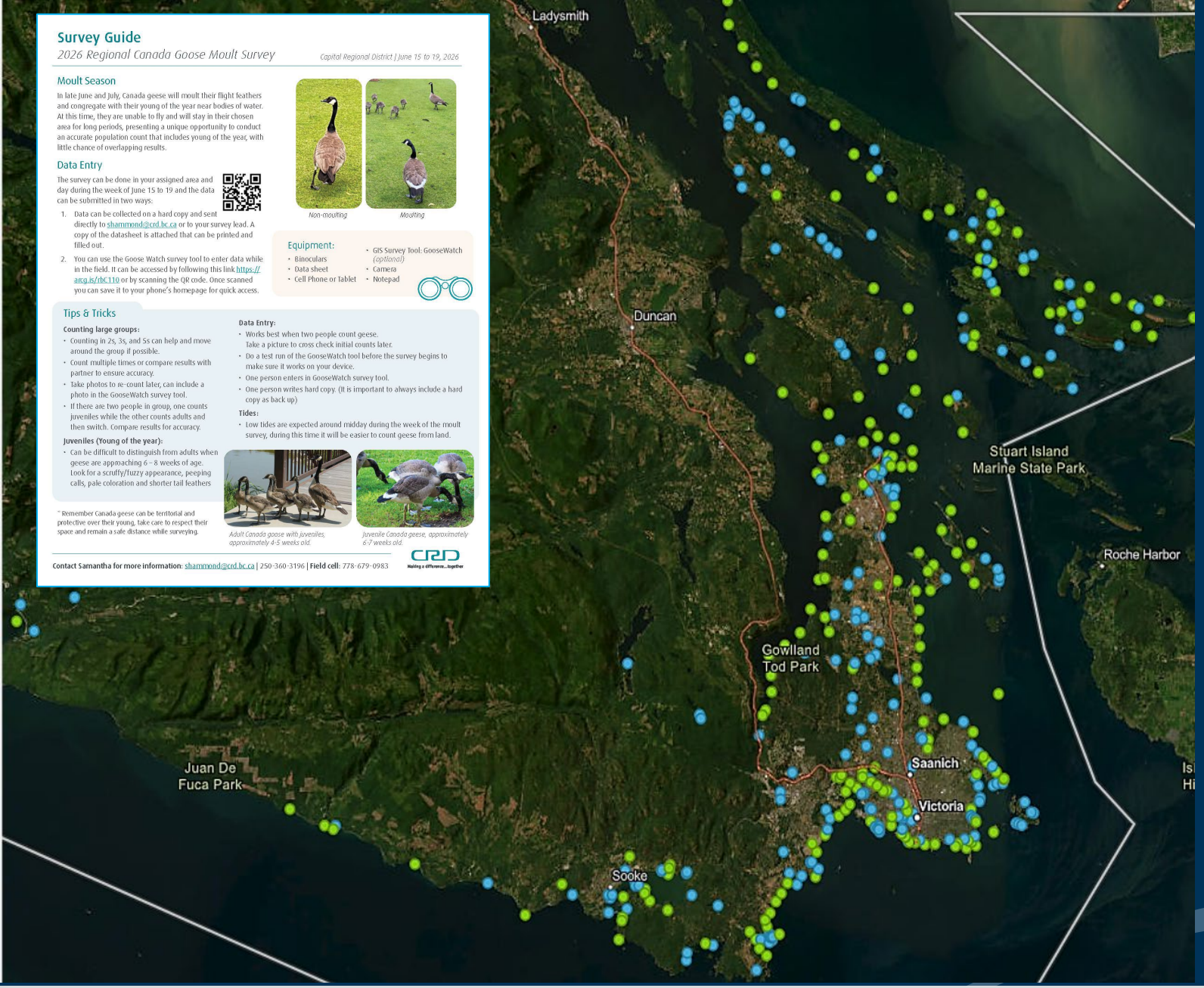
Purpose: to minimize and eliminate the negative ecological, economic and public health impacts geese have on the region.











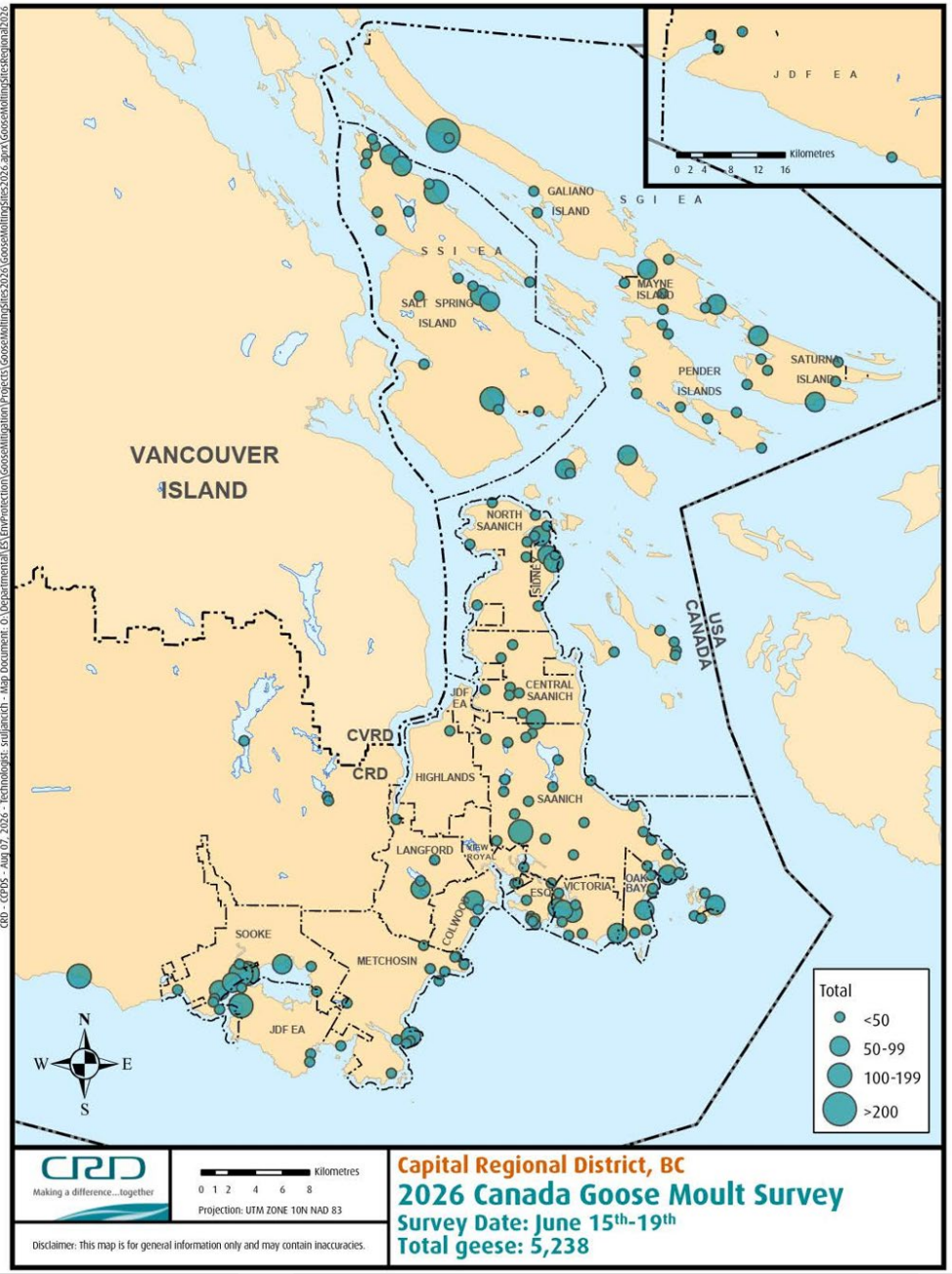
2026 Moult Survey Results

- Collaboration between CRD, First Nations, Municipal Staff & Stewardship groups.
- Date: June 23rd- 27th
- All 13 municipalities and electoral districts were included.
- 18 groups participated and over 600km of shoreline was covered.
- Data obtained informs regional decisions for the management of geese.
- Groups could participate by using the Goose Watch Survey tool link below
- https://arcg.is/rbC110

Survey Results

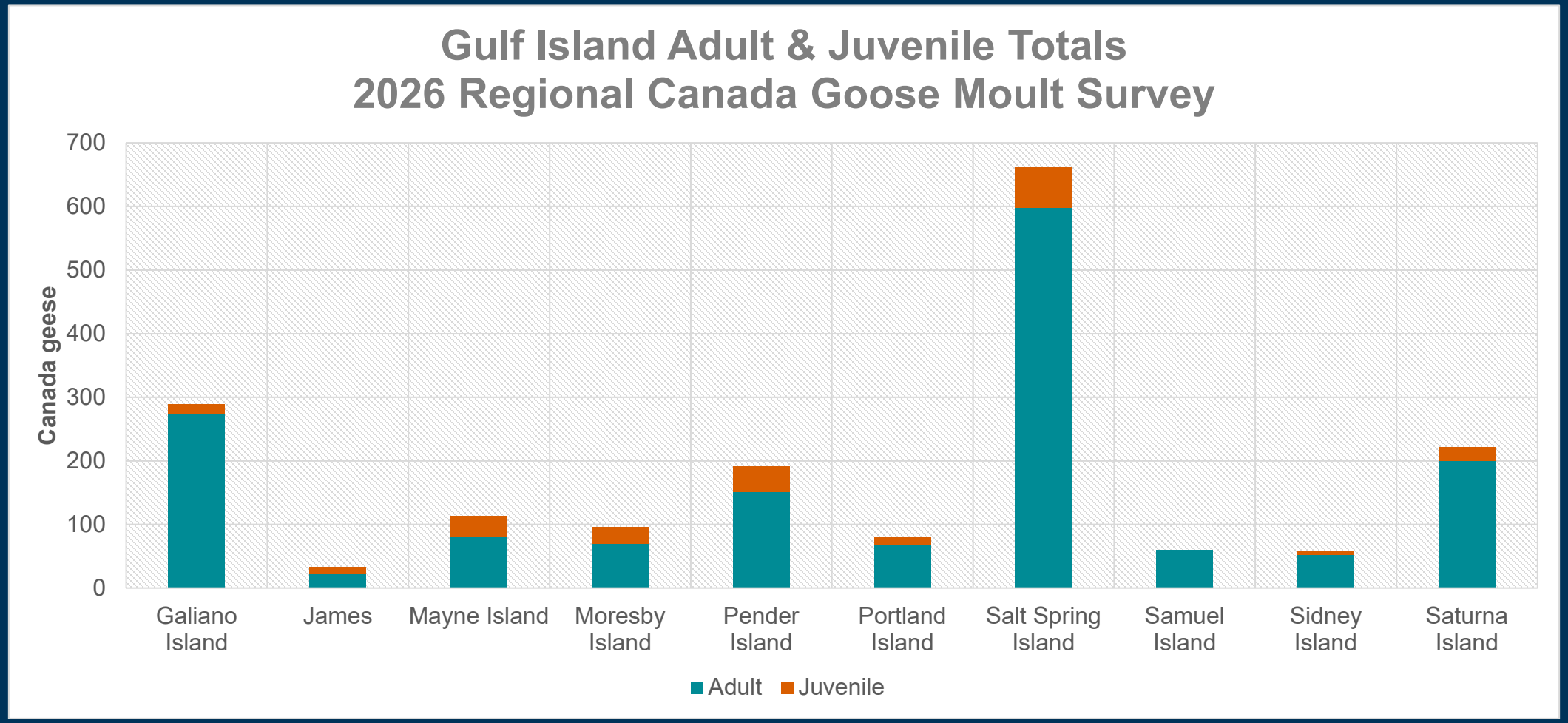
30% of the population around the Gulf Islands

21.5% reduction from the first region-wide survey in 2024



Region	Adult	Juvenile	Total
Central Saanich	139	88	226
Colwood	115	18	133
Esquimalt	102	6	108
Gulf Islands	1578	186	1764
Highlands	8	0	8
Juan de Fuca	303	15	318
Langford	76	32	108
Metchosin	277	23	300
North Saanich	124	61	185
Oak Bay	225	56	281
Saanich	388	157	545
Sidney	139	20	159
Sooke	688	61	749
Victoria	246	87	333
View Royal	20	1	21
Totals	**4,427**	**811**	**5,238**

Gulf Islands	Adult	Juvenile	Total
Galiano Island	274	15	289
James Island	23	10	33
Mayne Island	81	32	113
Moresby Island	70	26	96
Pender Island	151	0	151
Portland Island	68	13	81
Salt Spring Island	598	63	661
Samuel Island	60	0	60
Saturna Island	200	21	221
Sidney Island	53	6	59
Totals	**1,578**	**186**	**1,764**



Juveniles represent 15.5% of population. Needs to be closer to 10% to prevent population growth

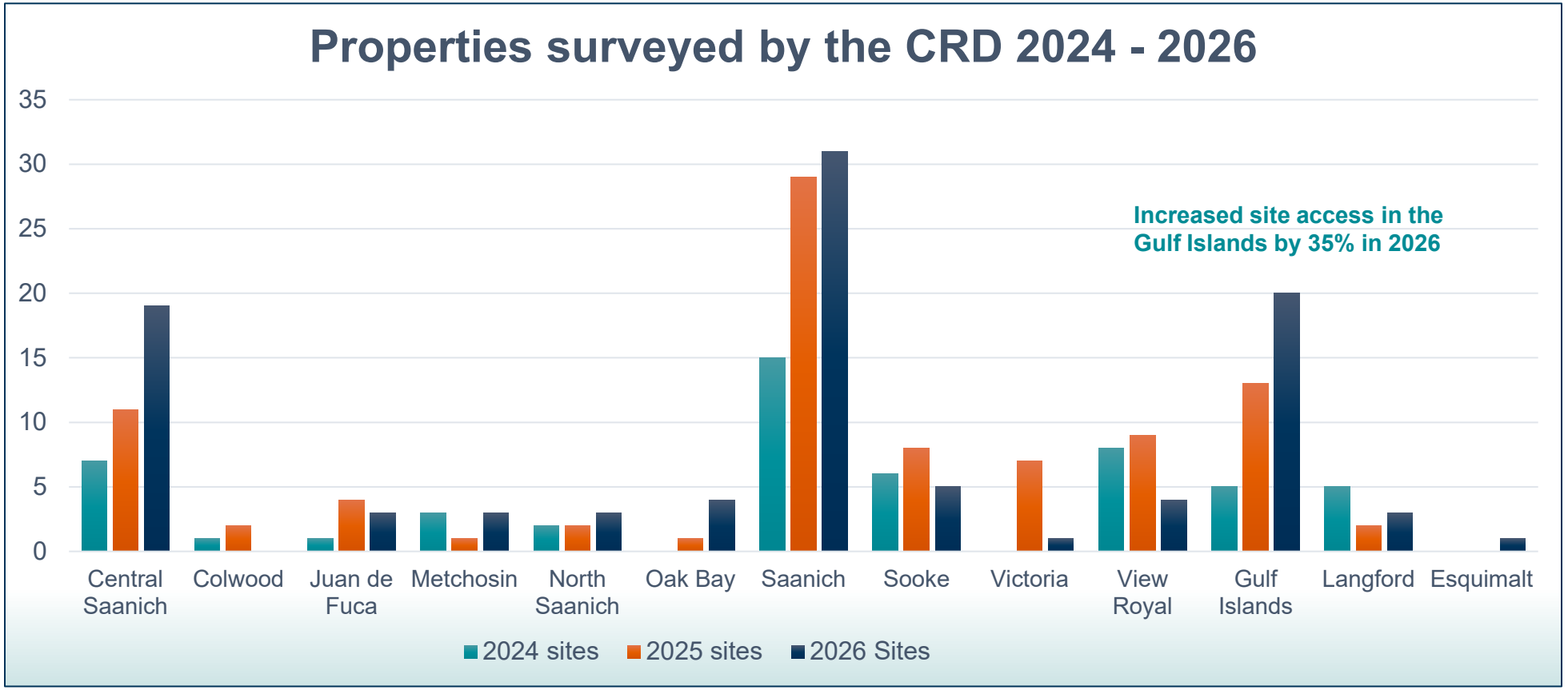
Bar graph comparing the total number of juvenile and adult moulting geese observed in each Gulf Island included in the 2025 Regional Canada Goose Moult Survey.



2026 CRD Egg Addling Program

- Effective approach that reduces the number of geese recruited into the population each year.
- Requires a damage or danger permit from Canadian Wildlife Service – obtained in January.
- Methods based on the Humane Society's Canada Goose Egg Addling Protocol.
- Agricultural property mailout and door to door canvassing.
- Addling season ran from March 23rd to May 20th

CRD Nest Survey Results

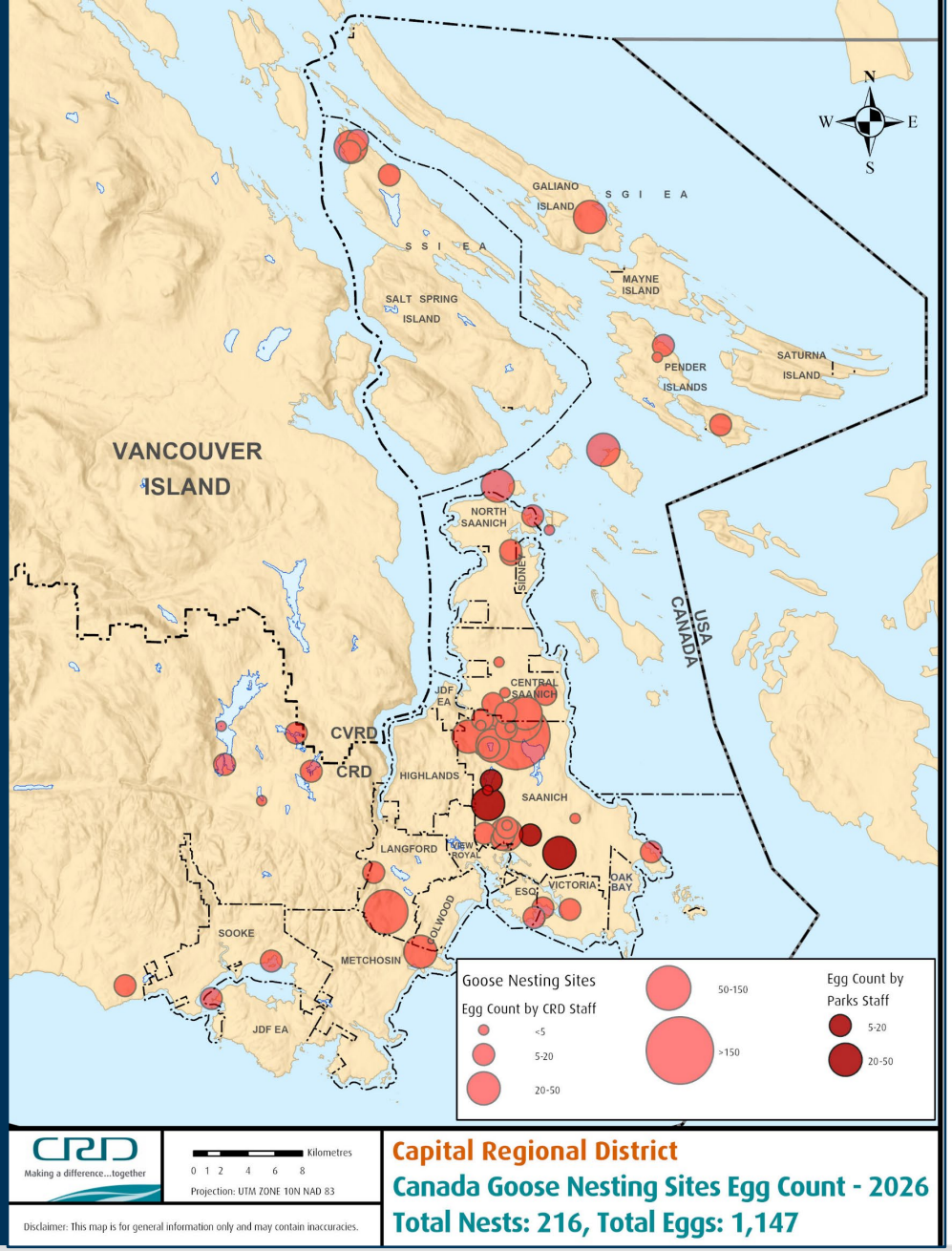


Site Access Data	2026
Surveyed by the CRD	97
Nesting Unlikely	88
Denied access	15
Addled by other groups	56
Potential new sites for 2027	36

Property Type:

- Agricultural - 75%
- Parkland -12%
- Crown Land – 5%
- Industrial – 3%
- Residential – 3%
- Recreational – 2%

CRD Nest Survey Results



Region	Sites	Nests	Eggs
Central Saanich	7	26	153
Esquimalt	1	1	7
Juan de Fuca	9	15	66
Langford	1	16	80
North Saanich	2	3	15
Oak Bay	1	1	1
Saanich	22	102	555
Sooke	1	1	6
Victoria	2	2	15
Metchosin	1	4	33
Gulf Islands	13	45	216
Totals	**60**	**216**	**1147**

Mitigation Results



Regional Nest Survey and Egg Addling Results

Partner	2022		2023		2024		2025		2026	
	Nests	Eggs	Nests	Eggs	Nests	Eggs	Nests	Eggs	Nests	Eggs
CRD	9	33	8	30	157	696	190	907	216	1,147
GooSE	236	1,162	207	1,019	201	1,037	110	584	117	600
DND	58	239	54	206	38	148	50	144	46	156
Parks Canada	38	156	63	261	28	97	28	145	33	163
Other	21	108	19	104	13	87	23	96	23	138
Totals	362	1,698	351	1,620	437	2,065	401	1,876	435	2,204

1,986 nests and 9,463 eggs have been addled in the region since 2022

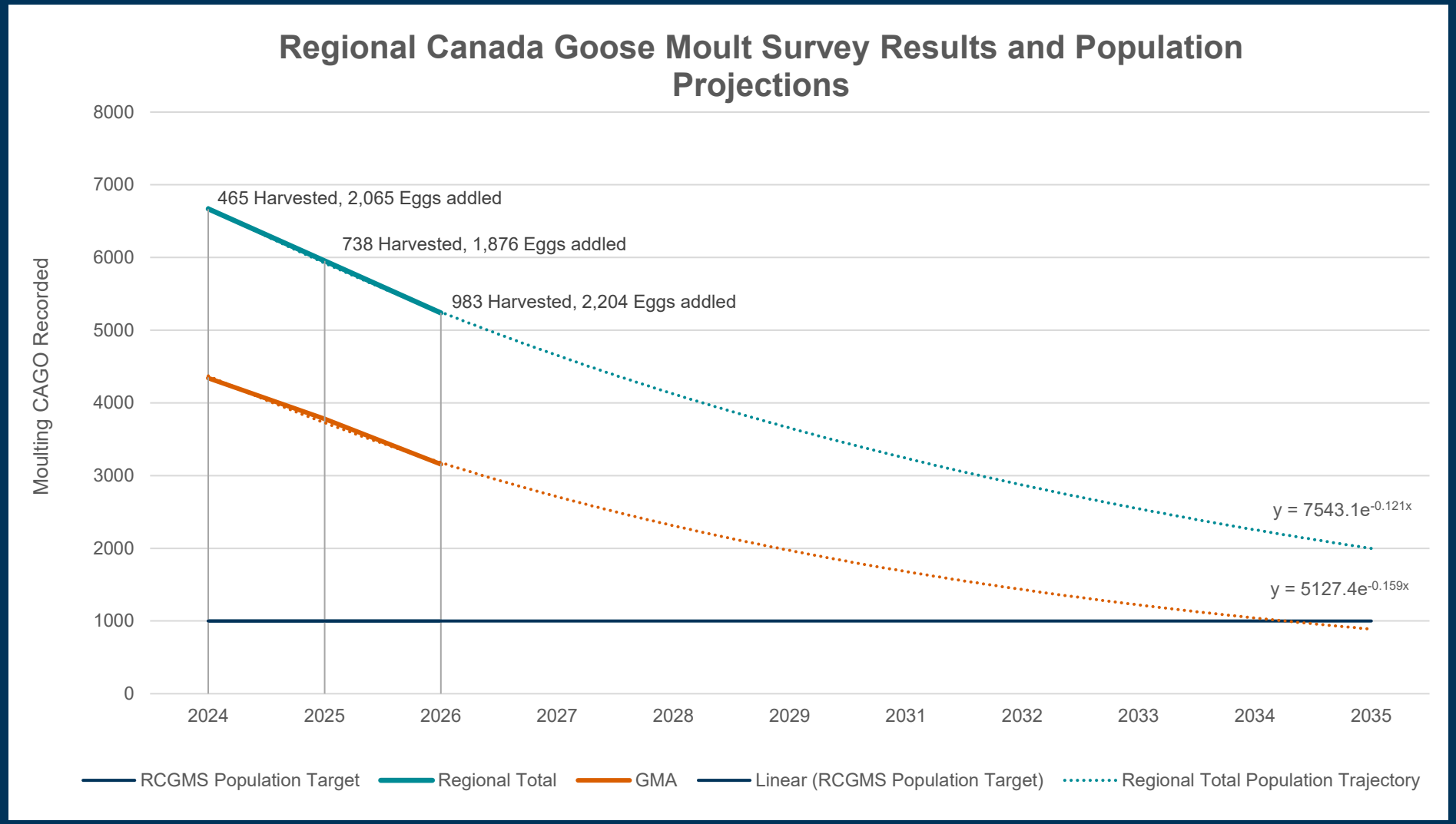


Harvests with First Nations & Crop Protection Permits

- **2024**: 465 CAGO harvested (Colwood), 164 removed w/ permits.
- **2025**: 738 CAGO harvested (Oak Bay & Central Saanich), 228 removed w/ permits.
- **2026**: 983 CAGO harvested (Sooke & Metchosin), 236 removed w/ permits.

Total of 2,186 harvested since CRD goose service started

- Since 2024, at least **2,814** Canada geese have been removed from the population.
- Since 2022 regional addling efforts from all partners has prevented approximately **5,600** CAGO from being recruited into the local population.



The population is declining where sustained management is occurring; continued monitoring and expanded mitigation are needed to reach the regional target.

Regional Canada Goose Moult Survey results 2024 to 2026; Regional total and projected 12.1% population trajectory compared with the GMA (Sooke to Sidney) total and projected 15.9% population trajectory. This projection is based on the observed changes between the 2024 and 2026 regional moult surveys. Regional population mitigation amounts from 2024, 2025 & 2026 shown on graph



2027 Regional Goose Service Priorities

Communications: Update mailout to include non - agricultural properties and increase outreach to Gulf Islands with information about the CRD's goose mitigation and monitoring programs.

Egg Addling: Planning phase begins in January; outreach for collaboration, land authorizations, survey locations, two auxiliary hires. Expand on the Gulf Islands.

Population Surveys:

- Winter survey: January 25th - 29th
- Moult Survey: June 21st – 25th

Harvests: Negotiating a contract for harvests with a focus on inland locations. Work with WWF to encourage FN to conduct nation led harvests in their territories.

Canada Goose Workshop: Connect with municipalities and FN beyond the capital region to share knowledge, collaborate and coordinate efforts. January 13th -14th

THANK-YOU

To all of the groups, agencies, individuals and collaborators who contributed to the goose management successes and achievements in this region.

—

goose@crd.bc.ca

Making a difference...together

REPORT TO THE SALT SPRING ISLAND LOCAL COMMUNITY COMMISSION
MEETING OF THURSDAY, November 19, 2026

SUBJECT **SSI Local Community Commission Meeting 2027 Schedule**

ISSUE

To approve the 2027 meeting schedule for the Salt Spring Island Local Community Commission.

BACKGROUND

The Salt Spring Island Local Community Commission (LCC) directed staff to schedule regular evening meetings beginning at 5:00 p.m. on the second Thursday of each month and regular daytime meetings beginning at 9:00 a.m. on the third Thursday of each month for 2024, 2025 and 2026. Meetings held in July and the evening meetings of January, October and December were listed as "at the call of the Chair." 2026 was an election year for local government and the commission impacting the normal meeting cycle patterns.

A regular meeting is a standard, recurring session of a body scheduled at a fixed, predictable time and place. In addition to regularly scheduled monthly meetings, special meetings may be scheduled throughout the year to accommodate budget deliberations, workshops, joint meetings, and other business as required.

Theses meetings typically include:

- A special meeting for final budget recommendations to the Capital Regional District (CRD) Board in late January
- Joint meetings with the Island Trust Salt Spring Island Local Trust Committee, meeting roughly 3 times a year
- The June and September 2nd Thursday evening meeting times rescheduled as special daytime meetings to allow for budget planning and provisional budget recommendation discussions
- Strategic planning workshop at the start of new term for the commission

Staff are recommending adjusting daytime meetings in 2027 to commence at 9:30 a.m. rather than 9:00 a.m. to better align with CRD operating hours of 8:30 a.m. to 4:30 p.m. and provide additional time for meeting administration activities. Under the Procedures Bylaw, delegation requests may be submitted until 4:30 p.m. two business days before a meeting. Following the submission deadline, staff review requests for compliance with meeting procedures, coordinate any required follow-up, prepare supplemental agenda materials, and republish agenda packages to meet the 24-hour agenda posting requirements. As these activities occur primarily during regular business hours, a later meeting start time would provide additional capacity to complete administrative requirements while maintaining publication timelines. A 9:30 a.m. start time would also be more consistent with meeting practices across the Capital Regional District, where most Board and Standing Committee meetings are not scheduled to begin before 9:30 a.m., while providing additional flexibility for staff travelling from off-island to attend meetings in person.

When determining monthly meeting schedules, the LCC should note the meeting schedules of other local agencies and organizations:

Local Agency	Meeting Schedule
SSI Fire and Rescue Trustees	Meetings are typically held on the third Monday of each month.
SD64 School Board Trustees	Meetings are typically held on the second Wednesday of each month.
North Salt Spring Water Works	Meetings are typically held on the fourth Thursday of the month.
SSI Local Trust Committee	Meetings are normal held on the second Thursday of each month except for when there is a statutory holiday which can cause the meeting date to **move by a week in either direction.**
SSI Lions Club	Meeting are held every second and fourth Thursday of the month in the evenings
CRD Board / CRD Electoral Area Committee	Meetings are typically held on the second Wednesday of each month. Other standing committee meetings are typically scheduled on Wednesdays through out the month.

ALTERNATIVES

Alternative 1
That the Salt Spring Island Local Community Commission directs:

1.That the regular meetings for the Local Community Commission will be scheduled in 2027:

On the third Thursday of each month as follows: January 21 (Inaugural), February 18, March 18, April 15, May 20, June 17, July 15, August 19 (at the call of the Chair), September 16, October 21, and November 18.

AND

On the second Thursday of each month as follows: February 11, March 11, May 13, July 08, August 12 (at the call of the Chair), October 14, and December 9 (at the call of the Chair).

2. That the following special meetings be included in the 2027 schedule:
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- Tuesday April 06, 2027 at 9:30am (Strategic Planning)
- Thursday June 10, 2027 at 9:30am (Budget Planning)
- Thursday September 9, 2027 at 9:30am (Provisional Budget)

Alternative 2
That this report be referred back to staff for additional information.

CONCLUSION

The LCC held monthly bi-monthly meeting beginning at 5:00 p.m. on the second Thursday of each month and daytime meetings beginning at 9:00 a.m. on the third Thursday of each month for 2026. Staff are looking for direction when scheduling regular meetings for 2027.

RECOMMENDATION

That the Salt Spring Island Local Community Commission directs:

1.That the regular meetings for the Local Community Commission will be scheduled in 2027:

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- Thursday September 9, 2027 at 9:30am (Provisional 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

ATTACHMENTS:

Appendix A: Updated Salt Spring Island Local Community Commission 2027 Meetings Dates

Appendix B: CRD Board/Hospital Board & Standing Committees 2026 Meeting Scheduled January-December 2026

Appendix C: Islands Trust Salt Spring Island Local Trust Committee Regular meeting to March 2027

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Salt Spring Island Administration
#108-121 McPhillips Avenue
Salt Spring Island, BC, V8K 2T6

T: 250.538.4448
www.crd.bc.ca

Contact: MacKenzie Williamson mwilliamson@crd.bc.ca or (250) 538-4304

2027 Public Meeting Dates – Held in SIMS Boardroom

Commission	Date/Time	
	January	
SSI Local Community Commission	Jan 21 (Inaugural)	9:30am – 12:30pm
SSI Local Community Commission	Jan 28 (Special Budget)	9:30am – 12:30pm
	February	
SSI Local Community Commission	Feb 11	5:00pm – 7:00pm
SSI Local Community Commission	Feb 18	9:30am – 12:30pm
	March	
SSI Local Community Commission	Mar 11	5:00pm – 7:00pm
SSI Local Community Commission	Mar 18	9:30am – 12:30pm
	April	
SSI Local Community Commission	Apr 06 (Special Strategic Planning)	9:30am – 12:30pm
SSI Local Community Commission	Apr 15	9:30am – 12:30pm
	May	
SSI Local Community Commission	May 13	5:00pm – 7:00pm
SSI Local Community Commission	May 20	9:30am – 12:30pm
	June	
SSI Local Community Commission	June 10 (Special Budget)	9:30am – 12:30pm
SSI Local Community Commission	June 17	9:30am – 12:30pm
Beddis Water Service (Budget)	TBA	TBA
Cedar Lane Water Service (Budget)	TBA	TBA
Cedars of Tuam Water Service (Budget)	TBA	TBA
Fulford Water Service (Budget)	TBA	TBA
Ganges Sewer Service (Budget)	TBA	TBA
Highland/ Fernwood Water Service (Budget)	TBA	TBA
Maliview Sewer Service (Budget)	TBA	TBA
	July	
SSI Local Community Commission	July 8	5:00pm – 7:00pm
SSI Local Community Commission	July 15	9:30am – 12:30pm
	August	
SSI Local Community Commission	Aug 12*	5:00pm – 7:00pm
SSI Local Community Commission	Aug 19*	9:30am – 12:30pm
	September	
SSI Local Community Commission	Sep 9 (Special Budget)	9:30am – 12:30pm
SSI Local Community Commission	Sep 16	9:30am – 12:30pm
	October	
SSI Local Community Commission	Oct 14	5:00pm – 7:00pm
SSI Local Community Commission	Oct 21	9:30am – 12:30pm
Beddis Water Service (Budget)	TBA	TBA
Cedar Lane Water Service (Budget)	TBA	TBA
Cedars of Tuam Water Service (Budget)	TBA	TBA
Fulford Water Service (Budget)	TBA	TBA
Ganges Sewer Service (Budget)	TBA	TBA
Highland/ Fernwood Water Service (Budget)	TBA	TBA
Maliview Sewer Service (Budget)	TBA	TBA
	November	
SSI Local Community Commission	Nov 18	9:30am – 12:30pm
	December	
SSI Local Community Commission	Dec 9*	5:00pm – 7:00pm

*At the call of the Chair
** Happening at alternate location to the SIMS Boardroom

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Appendix B

Revised: October 30, 2026

BOARD/HOSPITAL BOARD & STANDING COMMITTEES 2026 MEETING SCHEDULE

JANUARY – DECEMBER 2026

This schedule has been prepared for planning purposes and is subject to change.
See Meeting Schedule | Capital Regional District *for monthly update*

Board/Committee	Meeting Time	Meeting Dates
BOARDS		
Capital Region Housing Corporation	2nd Wed @ 12:00 PM	Jan 14, Feb 11, Mar 11, ~~Apr 8~~, May 13, Jun 10, Jul 8, ~~Aug 12*~~, Sep 9, Oct 7 (special), ~~Oct 14~~, ~~Nov 11~~, Nov 18 @ 1:00 pm (special – inaugural), Dec 2 (special), Dec 9
CRD Board / Capital Regional Hospital District Board		Jan 14, Feb 11, Mar 11 (budget), Apr 8, May 13, Jun 10, Jul 8, ~~Aug 12*~~, Sep 9, Sep 23 (special – provisional budget), Oct 7 (special), ~~Oct 14~~, ~~Nov 11~~, Nov 18 @ 1:00 pm (special – inaugural), Dec 9
COMMITTEES		
Committee of the Whole	5th Wed @ 12:00 PM *At the call of the chair*	Apr 29 (strategic planning), ~~Jul 29*~~, Sep 23 (special – provisional budget)
Core Area Liquid Waste Management Committee	4th Wed @ 11:30 AM *Quarterly*	Mar 25, Jul 22
Electoral Areas Committee	2nd Wed @ 10:00 AM	Jan 14, Feb 11, ~~Mar 11~~, Apr 8, May 13, Jun 10, ~~Jul 8~~, ~~Aug 12*~~, Sep 9, Sep 23 @11:00 am (special – budget), Oct 7 (special), ~~Oct 14, Nov 11~~, Dec 9*
Environmental Services Committee	3rd Wed @ 9:30 AM	Jan 21, Feb 18, ~~Mar 18~~, Apr 15, May 20, ~~Jun 17~~, Jul 15
Finance Committee	1st Wed @ 9:30 AM *Bi-Monthly*	Jan 7, Mar 4, May 6, ~~Jul 1~~, ~~Sept 2~~, ~~Nov 4~~
Governance & First Nations Relations Committee	1st Wed @ 9:30 AM *Bi-Monthly*	Feb 4, Apr 1, Jun 3, ~~Aug 5*~~
Hospitals and Housing Committee	1st Wed @ 1:30 PM	~~Jan 7~~, ~~Feb 4~~, Mar 4, Apr 1, May 6, Jun 3, ~~Jul 1~~, ~~Aug 5*~~, ~~Sept 2, Nov 4, Dec 2~~
Juan de Fuca Land Use Committee	3rd Tues @ 7:00 PM	Jan 20, Feb 17, Mar 17, Apr 21, May 19, ~~Jun 16~~, Jul 21, ~~Aug 18~~, ~~Sep 15~~, ~~Oct 20~~, Nov 17, Dec 15
Planning & Protective Services Committee	4th Wed @ 1:30 PM *Bi-Monthly*	Feb 25, ~~Apr 22~~, Jun 24, ~~Oct 28~~
Regional Parks Committee	4th Wed @ 9:30 AM	Jan 28, Feb 25, Mar 25, Apr 22, May 27, Jun 24, Jul 22, ~~Sep 23, Oct 28, Nov 25~~
Solid Waste Advisory Committee	1st Fri @ 12:30 PM *Quarterly*	~~Jan 2~~, Jan 9 (special), ~~Mar 6~~, April 10 (Special), Jun 5, ~~Sep 4~~, Sep 11 (special)
Transportation Committee	4th Wed @ 1:30 PM *Bi-Monthly*	Jan 28, Mar 25, May 27, Jul 22, ~~Sep 23, Nov 25~~
COMMISSIONS		
Arts Commission	4th Wed @ 4:00 PM	Jan 28, ~~Feb 25~~, Mar 25, ~~Apr 22~~, May 27, Jun 24, ~~Jul 22~~, Sep 16
Juan de Fuca Water Distribution Commission	1st Tues @ 1:30 PM *Quarterly*	Feb 3, May 5, Sep 15 (special - budget)
Peninsula Recreation Commission	4th Thurs @ 6:00 PM	Jan 22, Feb 26, Mar 26, Apr 23, May 28, Jun 25, ~~Jul 23*~~, Aug 27, Sep 24, ~~Oct 22*~~, ~~Nov 26*~~
Regional Water Supply Commission	3rd Wed @ 1:30 PM	Jan 21, Feb 18, Mar 18, Apr 15, May 20, Jun 17, Jul 15, Sep 16 (budget)
Saanich Peninsula Water & Wastewater Commissions	1st Thurs @ 9:30 AM *Bi-Monthly*	Feb 5, Apr 2, Jun 4, Sep 3 (budget), ~~Dec 3~~

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Revised: October 30, 2026

Board/Committee	Meeting Time	Meeting Dates
Salt Spring Island Local Community Commission	2nd Thurs @ 5:00 PM	~~Jan 8*~~, Feb 12, Mar 12, Apr 9, ~~May 14~~, Jun 11, ~~Jul 9*~~, ~~Aug 13*~~, Sept 10, Oct 8, ~~Nov 12~~, Dec 10*
	3rd Thurs @ 9:00 AM	Jan 15, Jan 29 (special – budget), Feb 19, Feb 26 (special - Joint LTC @ 10 am), Mar 19, Apr 16, May 14 (special), May 21, May 28 (special – Joint LTC @ 1:00 pm), Jun 18, ~~Jul 16*~~, Aug 13 (special – budget), Aug 20, Sep 17, Oct 15*, Nov 19 (inaugural), ~~Nov 26 (special – Joint LTC)~~, ~~Dec 17~~
Sooke & Electoral Area Parks & Recreation Commission	1st Tues @ 6:30 PM	~~Jan 6~~, ~~Jan 20 (special)~~, ~~Feb 3~~, Mar 3, ~~Apr 7*~~, May 5, Jun 2, ~~Jul 7*~~, ~~Aug 4*~~, Sep 1, Oct 6 (budget), ~~Nov 3, Dec 1~~
LOCAL SERVICE AREA COMMITTEES / COMMISSIONS		
Lyall Harbour / Boot Cove Water Local Service	*At the call of the Chair* 2:00 PM *Tri-Annually*	Feb 19, Jun 18, Nov 12 @ 1:00 pm
Magic Lake Estates Water & Sewer Committee	*At the call of the Chair* 11:30 AM *Tri-Annually*	Mar 3, Jun 11, Oct 27
Port Renfrew Utility Services Committee	*At the call of the Chair* 2:00 PM *Tri-Annually*	Mar 12, May 28, Jul 14, Nov 10
Skana Water Service Committee	*At the call of the Chair* 9:30 AM *Tri-Annually*	~~Mar 6 @ 1 pm~~, May 7 @ 10:00 am, Jun 30 @ 10:00 am, Oct 29
Sticks Allison Water Local Service Committee	*At the call of the Chair* 2:00 PM *Tri-Annually*	Mar 31, Jun 25 @ 9:30 am, Nov 3 @ 9:30 am
Surfside Park Estates Water Service Committee	*At the call of the Chair* 2:00 PM *Tri-Annually*	Mar 10, Jun 25, Nov 3
Wilderness Mountain Water Service Commission	*At the call of the Chair* 9:30 AM *Tri-Annually*	Mar 12, May 28, Nov 19
Water Advisory Committee	4th Tuesday @ 12:00 PM *Quarterly*	~~Mar 24~~, Apr 14, ~~Jun 23~~, Sep 22*, ~~Nov 24*~~

Notes: - most recent change, completed meeting
** - at the call of the Chair or TBC (To Be Confirmed)*
Board and Committees will generally stand down in August and after the December Board meetings
*Emergency Management Committee – **TBD** @ **10:00 am**, CRD Boardroom*
*Association of Vancouver Island and Coastal Communities (AVICC) Convention **April 24-26, 2026**, Victoria, BC*
*Federation of Canadian Municipalities (FCM) Annual Conference **June 4-7, 2026**, Edmonton, AB*
*Union of British Columbia Municipalities (UBCM) AGM **September 14-18, 2026**, Vancouver, BC*

1st Tues	1:30 PM	JdF Water Distribution Commission	**3rd Tues**	7:00 PM	Juan de Fuca Land Use Committee
1st Tues	6:30 PM	Sooke & Electoral Area Parks & Recreation Commission	**3rd Wed**	9:30 AM	Environmental Services Committee
1st Wed	9:30 AM	Finance Committee **(Bi-monthly)**	**3rd Wed**	1:30 PM	Regional Water Supply Commission
1st Wed	9:30 AM	Governance and First Nations Relations Committee **(Bi-monthly)**	**3rd Thurs**	9:00 AM	SSI Local Community Commission
1st Wed	1:30 PM	Hospitals and Housing Committee	**4th Wed**	9:30 AM	Regional Parks Committee
1st Thurs	9:30 AM	Saanich Peninsula Water Commission & Wastewater Commission **(Bi-monthly)**	**4th Wed**	11:30 AM	Core Area Liquid Waste Management Committee **(Quarterly)**
1st Fri	12:30 PM	Solid Waste Advisory Committee	**4th Wed**	1:30 PM	Planning & Protective Services **(Bi-monthly)**
2nd Wed	10:00 AM	Electoral Area Committee (+Hearings)	**4th Wed**	1:30 PM	Transportation Committee **(Bi-monthly)**
2nd Wed	12:00 PM	Capital Region Housing Corporation	**4th Wed**	4:00 PM	Arts Commission
2nd Wed	12:00 PM	Board/Hospital Board	**4th Thurs**	6:00 PM	Peninsula Recreation Commission
2nd Thurs	5:00 PM	SSI Local Community Commission	**5th Wed ***	12:00 PM	Committee of the Whole

Appendix C

Islands Trust

Salt Spring Island Local Trust Committee
April, 2026 to March, 2027 Regular Meetings

The Salt Spring Island Local Trust Committee will be meeting to consider land use applications, bylaws, correspondence, and various community planning topics.

Meetings are subject to change. Please visit the Islands Trust website for up-to-date schedule information.

DATE		TIME	MEETING TYPE	LOCATION
Thursday	April 9, 2026	12:30 p.m.	Regular	Salt Spring Legion, Meaden Hall 120 Blain Road, Salt Spring Island
Thursday	May 14, 2026	12:30 p.m.	Regular	Salt Spring Legion, Meaden Hall 120 Blain Road, Salt Spring Island
Thursday	June 11, 2026	9:30 a.m.	Regular	Salt Spring Legion, Meaden Hall 120 Blain Road, Salt Spring Island
Thursday	July 9, 2026	9:30 a.m.	Regular	Salt Spring Legion, Meaden Hall 120 Blain Road, Salt Spring Island
Thursday	August 27, 2026	9:30 a.m.	Regular	Salt Spring Legion, Meaden Hall 120 Blain Road, Salt Spring Island
Thursday	September 24, 2026	12:30 p.m.	Regular	Salt Spring Legion, Meaden Hall 120 Blain Road, Salt Spring Island
Thursday	November 19, 2026	9:30 a.m.	Regular	Salt Spring Legion, Meaden Hall 120 Blain Road, Salt Spring Island
Thursday	December 17, 2026	9:30 a.m.	Regular	Salt Spring Legion, Meaden Hall 120 Blain Road, Salt Spring Island
Thursday	February 11, 2027	9:30 a.m.	Regular	Salt Spring Legion, Meaden Hall 120 Blain Road, Salt Spring Island
Thursday	March 18, 2027	9:30 a.m.	Regular	Salt Spring Legion, Meaden Hall 120 Blain Road, Salt Spring Island

The proposed meeting agenda is generally available one week prior to the meeting and may be obtained at the Islands Trust office or on our website.

Correspondence received from the public may become part of a meeting agenda that is published online.

VISIT OUR WEBSITE: https://islandstrust.bc.ca/location/salt-spring/

CONTACT US AT 250-537-9144 OR: ssiinfo@islandstrust.bc.ca

Updated: March 19, 2026

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REPORT TO SALT SPRING ISLAND LOCAL COMMUNITY COMMISSION
MEETING OF THURSDAY, NOVEMBER 19, 2026

SUBJECT **CRD and SD64 Joint Use Agreement Renewal**

ISSUE SUMMARY

The purpose of this report is to summarize the proposed terms for renewing the joint use agreement and seek approval of the renewal terms.

BACKGROUND

The Capital Regional District (CRD) under the delegated authority of the Salt Spring Island (SSI) Local Community Commission (LCC) through its SSI Parks and Recreation Service has a long-standing, collaborative relationship with the Gulf Island School District 64 (SD64) to provide community recreation and education services to residents of SSI. Since 1991, the CRD has maintained a joint-use agreement to facilitate mutual use of public recreation in school facilities and SSI Parks and Recreation facilities.

At it's regular meeting held on July 10, 2025, the SSI LCC passed the following motion:

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

1. *Appoint one member of the LCC to serve on the Joint Use Committee identified in the 2021 Joint-Use Agreement Between the Capital Regional District and the Board of Trustees of School District No. 64 (Gulf Islands).*

2. *Request that the Joint Use Committee meet once the new SSI Parks and Recreation Manager is hired and plan to meet at least twice yearly thereafter.*

3. *Request that the Joint Use Committee review and recommend appropriate revisions to the 2021 Joint-Use Agreement Between the Capital Regional District and the Board of Trustees of School District No. 64 (Gulf Islands).*

4. *Request that the Joint Use Committee review all current agreements between Gulf Islands School District and the LCC and provide recommendations on how best to manage these and any new agreements that might be entered into in the future."*

At it's regular meeting held on February 19, 2026, the SSI LCC passed the following motion:

"The SSI LCC appoints Commissioner Corno to serve on a Joint Use Committee as identified in the 2021 Joint Use Agreement between the Capital Regional District and the Board of Trustees of School District 64."

The mandate of this Joint Use Committee is to review the terms of the 2021 Joint Use Agreement and recommend amendments to that agreement prior to renewal for another term of five years plus six months.

The current Joint Use Agreement expired in February 2026, and an agreement extension was created to extend the expiry for an additional six months to provide time for the Joint Use Committee to meet and review the agreement prior to renewal for another term.

The Joint Use Committee met on October 7, 2026, to review the agreement and recommend amendments. The following revisions have been included in the renewal agreement. A summary of the agreement terms is found in Appendix A: Head of Terms Joint-Use Agreement Between the Capital Regional District and The Board of Trustees of School District No.64 (Gulf Islands), 2026.

Agreement Amendments:
• **2. Joint Use Committee** – The committee recommends the removal of the Joint Use Committee from the terms of the agreement. Staff from the respective organizations will implement the agreement, report back to board or commission and resolve disputes.
• **Schedule A:** Capital Regional District Salt Spring Island Facilities to add Hyrdrofield, SIMS centre and Pickle Ball Courts.
• **Schedule B**: Remove Salt Spring Island Middle School and Pheonix Elementary School.

ALTERNATIVES

Alternative 1
The Salt Spring Island Local Community Commission recommends the renewal of the Joint-Use Agreement, as amended, between the Capital Regional District and Board of Trustees of School District No.64 for a term of five years plus six months.

Alternative 2
The Salt Spring Island Local Community Commission recommends the renewal of the Joint-Use Agreement, with specific direction on amendments, between the Capital Regional District and Board of Trustees of School District No.64 for a term of five years plus six months.

Alternative 3
The Salt Spring Island Local Community Commission requests that the report be referred back to staff for additional information.

IMPLICATIONS

Financial Implications
Prior to the 2021 Joint Use Agreement, the CRD paid to rent school district facilities including the gymnasium and sports fields. The CRD charged the school district admissions for the use of the swimming pool ($2.00/child). The revenue generated by the CRD from School District 64 pool admissions was less than $1,500 annually. At the same time, the cost of renting school district facilities exceeded the revenue collected from school district pool use, resulting in a modest annual net loss from school-related facility bookings.

The Joint Use Agreement provides equitable and mutually beneficial access to publicly funded recreational facilities for both the CRD and School District 64. The agreement allows CRD Parks and Recreation to use school district facilities, including sports fields for summer camp programs, at no cost, while School District 64 has no-cost access to CRD facilities during instructional days and hours. This reciprocal arrangement maximizes the community benefit of public infrastructure, supports youth programming and recreation opportunities, and ensures that students and families can access a broader range of facilities without additional costs. Where booking requests require extra staffing, equipment, or operational support, cost-recovery fees are applied to ensure expenses are shared fairly.

Alignment with Existing Plans & Strategies
The July 2025 LCC motion requested that the Joint Use Committee review all current agreements between Gulf Islands School District and the CRD and provide recommendations on how best to manage these and any new agreements that might be entered into in the future. This recommendation aligns with the SSI LCC Strategic Plan 2024-2027 Governance priority and objective for collaboration and cooperation with other agencies.

Staff have met with SD64 regarding this recommendation and collectively agree that the review of other agreements between the two organizations does not fit with the mandate of the Joint Use Committee. The intent of this committee is to focus specifically on the implementation, revision, and management of the agreement.

The Joint Use Committee has recommended the removal of the committee from the agreement. Due to the simple and specific nature of the agreement it was agreed that a Joint Use Committee is not required. Staff from the respective organizations can implement policies or regulations related to the agreement and resolve issues.

Staff will work with SD64 to establish other opportunities to bring the LCC and SD64 Trustees together to review other agreements or discuss further collaboration. Staff from the CRD and SD64 have agreed in principle to host an annual meeting consisting of appointed LCC Commissioner(s) and SD64 School Board Trustee(s) to discuss collaborative efforts and opportunities.

Service Delivery Implications
The Joint-Use agreement allows for public recreation access at school facilities, for example day camp programs on public school playing fields, and public-school student access to SSI recreation facilities. This mutual access is free of charge for both parties and is vital to the cost-effective delivery of recreational programs and services for local residents.

CONCLUSION

The Joint Use Agreement between the Capital Regional District and School District 64 creates an opportunity to provide mutual use of public recreation in school facilities and Salt Spring Island Parks and Recreation facilities increasing recreation and educational services to residents. The Joint Use Committee met on October 7, 2026, to review the agreement and recommend revisions. The revised agreement is recommended for renewal for a term of five years plus six months.

RECOMMENDATION

The Salt Spring Island Local Community Commission (LCC) recommends the renewal of the Joint-Use Agreement, as amended, between the Capital Regional District and Board of Trustees of School District No.64 for a term of five years plus six months.

Submitted by:	Kent Bittorf, BPhEd, Manager, SSI 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: Head of Terms Joint-Use Agreement Between the Capital Regional District and The Board of Trustees of School District No.64 (Gulf Islands), 2026

JOINT USE AGREEMENT AMENDMENT SUMMARY

PURPOSE:	Joint use of CRD and School District 64 facilities on SSI
PARTIES:	Capital Regional District – SSI Local Community Commission & Board of Education of School District No.64 (Gulf Islands)
START DATE:	Upon CRD and School District approval
PREVIOUS TERM	February 10, 2021 to August 9th, 2026
END DATE:	TBD – based on approvals
TERM:	5 years
FEE:	Parties can use each other's facilities free of charge with the exception of additional staff charges for cleaning or supervision outside of regular operations.
TERMINATION:	Either party may terminate the agreement with six months prior written notice.

FACILITIES

SALT SPRING ISLAND LOCAL COMMUNITY COMMISSION FACILITIES:

1) All Community Parks including Athletic Fields
2) All improved Community Trails under Commission jurisdiction
3) Tennis Courts and Pickle Ball Courts at Portlock Park and Fulford Fire hall
4) Track at Portlock Park
5) Multi-purpose Court at Portlock Park
6) Rainbow Road Aquatic Centre
7) Portable Classrooms at Portlock Park & Rainbow Road Aquatic Centre
8) Salt Spring Island Multi Space
9) Hydrofield

SCHOOL DISTRICT NO. 64 (GULF ISLANDS) FACILITIES:

1) Gulf Islands Secondary School
2) Salt Spring Elementary School
3) Fernwood Elementary School
4) Fulford Elementary School
5) School Board Office (Meeting Room)
6) Duck Creek School District Reserve Lands
7) Drake Road School District Reserve Lands

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REPORT TO SALT SPRING ISLAND LOCAL COMMUNITY COMMISSION
MEETING OF THURSDAY, NOVEMBER 19, 2026

SUBJECT **Licence of Occupation for Mason Road**

ISSUE SUMMARY

The purpose of this staff report is to seek approval for the renewal of licenses authorizing the occupancy and use of a portion of the undeveloped Manson Road right-of-way.

BACKGROUND

Since February 2022, the Capital Regional District (CRD) has maintained a License of Occupation agreement with the Province of British Columbia, Ministry of Transport and Infrastructure, for a portion of an un-developed road known as Manson Road (See Appendix A – Map of Licensed Area).

The land is a provincial public highway, as defined in the Transportation Act, and, in accordance with Section 58 of the Transportation Act, the BC Transport and Financing Authority (BCTFA) holds all the provinces right and title in and to the soil and freehold of the land.

Section 2.1 of the Licence of Occupation with the Province of British Columbia allows the CRD to maintain lands for public use to maintain a pedestrian corridor to the boardwalk and to enter into leases, at fair market value, with adjacent business owners to support use as an outdoor restaurant. (See Appendix B: Head of Terms Province of BC Licence of Occupation)

The CRD has maintained a Licence of Occupation with the Tree House Café since 2017 to operate a licensed restaurant on a portion of this undeveloped roadway. (See Appendix C: Head of Terms Tree House Café Licence of Occupation)

The Licence of Occupation agreement with the Province of British Columbia expires January 31, 2027, and will need to be renewed to continue to maintain this pedestrian access to the boardwalk and to renew the Licence of Occupation for the Treehouse Restaurant at this site.

The Licence of Occupation agreement between the CRD and the Treehouse Café expires on January 31, 2027 and needs to be renewed for the Tree House Restaurant to continue to operate.

ALTERNATIVES

Alternative 1
The Salt Spring Island Local Community Commission approve the renewal of the Licence of Occupation with the Province of British Columbia to use and occupy the land labelled Manson Road, as outlined in Appendix A - Map of Licensed Area, for a term of five years commencing February 2027 for a sum of $1000.00 plus tax per year.

AND

That the Salt Spring Local Community Commission approve the renewal of the Licence of Occupation with the Tree House Café to operate an outdoor restaurant on the land labelled Manson Road, as outlined in Appendix A - Map of Licensed Area, for a term of five years commencing February 2027 for a sum of $4,532.74 plus tax with an annual increase of 3.5% per year for the term.

Alternative 2
The Salt Spring Island Local Community Commission refers this report back to staff for additional information.

IMPLICATIONS

Financial Implications
The annual fee, paid by the CRD for the Licence of Occupation between the CRD and the Province of British Columbia (BCTFA) is $1000 plus GST.

The annual fee, paid by the Treehouse Café, for the Licence of Occupation between the CRD and the Treehouse Café is based on square footage market value for commercial space as the treehouse operates a patio on a portion of the road right of way. The licence fee has increased by 2% annually since 2022. Staff are recommending a 3.5% annual increase in line with approved increases to the SSI Parks and Recreation Fees and Charges Bylaw.

Year	Rate
2023	$4,105.45 + Tax
2024	$4,187.56 + Tax
2025	$4,271.31 + Tax
2026	$4,356.74 + Tax
2027	$4,443.87 + Tax

Revenues from the licence fee are collected through the SSI Parks and Recreation Service and are used to support the delivery of parks and recreation programs, facilities, and services for the community.

Service Delivery Implications
Under the current licence agreement, the Tree House is responsible for maintaining the public pathway and ensuring patio furniture does not obstruct public use. The pathway serves as a critical pedestrian connection in Ganges Village, linking visitors and residents to shops, restaurants, boardwalk and Ganges harbour. Renewal of this Licence of Occupation with the

Province of BC ensures this heavily utilized pedestrian walkway is maintained and available for public use.

Economic Implications
The Tree House Café has been operating a full-service restaurant and coffee bar/deli since 1996 in a heritage cottage that was originally built in the 1920's. It is a unique Salt Spring setting that features live music under the stars every summer bringing local and visiting musicians to perform in a vibrant outdoor setting. Renewal of this Licence of Occupation with the Tree House Café ensures this busy and iconic hospitality venue continues to operate and draw tourists to downtown Ganges.

CONCLUSION

The licences of occupation for Manson Road: one with the Province of British Columbia and the other with the Tree House Café, both expire on January 31, 2027. The licensed area provides a critical pedestrian connection to downtown Ganges shops, restaurants, and the boardwalk, while enabling the Tree House Café, an iconic venue operating since 1996, to continue being a tourist attraction in Ganges Village.

RECOMMENDATION

The Salt Spring Island Local Community Commission approve the renewal of the Licence of Occupation with the Province of British Columbia to use and occupy the land labelled Manson Road, as outlined in Appendix A - Map of Licensed Area, for a term of five years commencing February 2027 for a sum of $1000.00 plus tax per year.

AND

That the Salt Spring Local Community Commission approve the renewal of the Licence of Occupation with the Tree House Café to operate an outdoor restaurant on the land labelled Manson Road, as outlined in Appendix A - Map of Licensed Area, for a term of five years commencing February 2027 for a sum of $4,532.74 plus tax with an annual increase of 3.5% per year for the term.

Submitted by:	Kent Bittorf, BPE, Salt Spring Island Parks and Recreation Manager
Concurrence:	Dan Ovington, BBA, Senior Manager, Salt Spring Island Electoral Area
Concurrence:	Stephen Henderson, MBA, P.G.Dip.Eng, BSc, General Manager, Electoral Area Services

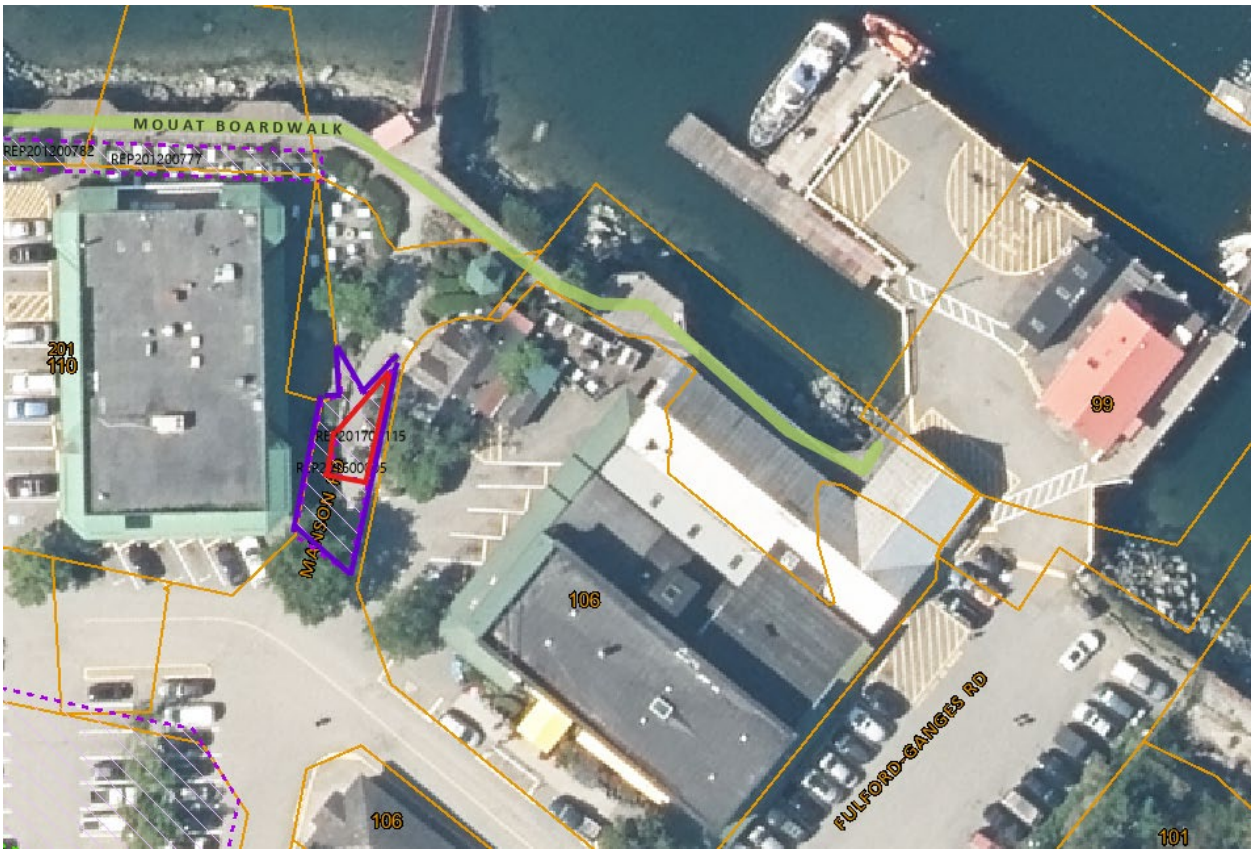
ATTACHMENTS

Appendix A: Map of Licensed Area
Appendix B: Head of Terms Province of BC Licence of Occupation
Appendix C: Head of Terms Tree House Café Licence of Occupation

Appendix A: Map of Licensed Area

Red Outlined Area – Tree House Café License of Occupation area

Purple Outlined Area – License of Occupation with Province of BC for Manson Road



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Appendix A

LICENSE SUMMARY

Location: Salt Spring Island, Ganges - Unconstructed portion of Manson Road

Service: SSI P&RC **Contact:** Kent Bittorf

Purpose: For the purpose of maintaining the lands for public use and a pedestrian corridor to the boardwalk and to enter into leases, at fair market value, with the adjacent business owners to support continued use as an outdoor restaurant seating on the lands

Licensor: Ministry of Transportation

Licensee: Capital Regional District

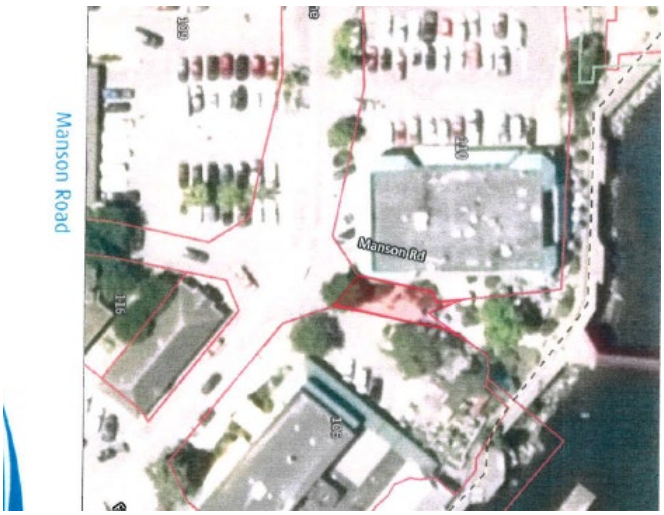
License Commencement: February 1, 2027 **End Date:** January 31, 2032 (5 years)

Rent/Fee: $1,050 for the term

Early Termination: 90 days written notice provided by either party.

Notes:

This license co-terminates with the Licence between the CRD and the Tree house Cafe



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Appendix C

LICENSE SUMMARY

Location: Salt Spring Island, Ganges - Unconstructed portion of Manson Road

Service: SSI P&RC **Contact:** Dan Ovington

Purpose: Non-exclusive area for purpose of outdoor restaurant seating.

Licensor: Capital Regional District

Licensee: Tree House Café

License Commencement: February 1, 2027 **End Date:** January 31, 2032 (5 years)

Rent/Fee:

Year 1 (February 1 2027 to January 31, 2028) = $4,532.75 +tax

Year 2 (February 1 2028 to January 31, 2029) = $4,623.40 +tax

Year 3 (February 1 2029 to January 31, 2030) = $4,715.87 +tax

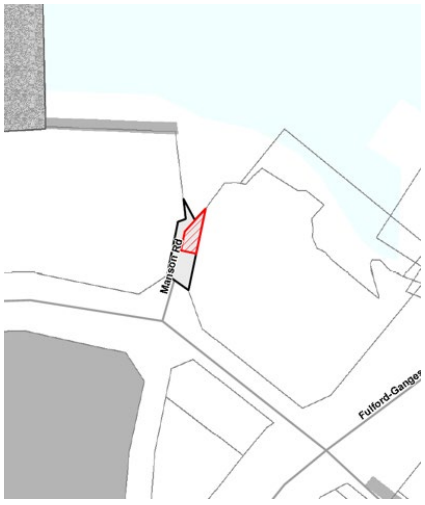
Year 4 (February 1 2030 to January 31, 2031) = $4,810.19 +tax

Year 5 (February 1 2031 to January 31, 2032) = $4,906.39 +tax

Early Termination: 90 days written notice provided by either party.

Notes:

This licence is contingent on the CRD entering into a License of Occupation with the Province (February 1, 2027) for 5 years. The license will allow the CRD to enter into licenses at fair market value with adjacent business owners. Adjoining property owner. CRD Bylaw No. 3795 allows, with a valid Park Use Permit, the activity to sell, any goods, services or materials including food or refreshments in a community park. This license co-terminates with the LOO that the CRD has with the Province.



Making a difference...together

REPORT TO SALT SPRING ISLAND LOCAL COMMUNITY COMMISSION
MEETING OF THURSDAY, NOVEMBER 19, 2026

SUBJECT **Salt Spring Island Integrated Housing Strategy**

ISSUE SUMMARY

The purpose of this report is to present the approved Salt Spring Island Integrated Housing Strategy and Action Plan and outline proposed next steps for implementation and partner engagement.

BACKGROUND

In 2025, the Salt Spring Island Local Community Commission (LCC) initiated the development of an Integrated Housing Strategy and retained a consultant to support the project. The strategy was intended to build on more than a decade of housing studies, needs assessments, and community planning initiatives, while providing a coordinated and action-oriented framework to address housing challenges on Salt Spring Island. A key objective of the project was to improve coordination among the many organizations involved in housing planning, infrastructure provision, regulation, funding, and housing delivery.

The consultant completed a comprehensive review of existing housing and planning documents, including previous housing strategies, housing needs assessments, and regional planning initiatives. Community and stakeholder engagement was undertaken between October 2025 and January 2026 through interviews, workshops, focus groups, meetings with partner agencies and First Nations, and a public community town hall. Engagement included residents, employers, housing providers, community organizations, infrastructure providers, government agencies, and individuals with lived experience of housing insecurity.

Findings from the background review and engagement process were summarized in a “What We Heard” report and used to develop a long list of potential housing actions. The proposed actions were subsequently reviewed by the LCC, Islands Trust, and Capital Regional District (CRD) staff to assess feasibility, organizational mandates, and implementation considerations. A refined list of actions was discussed at workshops involving the LCC and the Salt Spring Island Local Trust Committee (LTC), with feedback from these sessions incorporated into the final strategy.

The 2026 Integrated Housing Strategy Action Plan (Appendix A) establishes a vision, guiding principles, and a coordinated Action Plan consisting of four goals and a series of recommended actions intended to improve housing affordability, availability, and coordination among partner organizations. The strategy also includes an implementation and monitoring framework that contemplates annual reporting, ongoing inter-agency collaboration, and regular review of housing outcomes and action plan progress.

The Integrated Housing Strategy was approved by the LCC on September 17, 2026. While the strategy identifies lead organizations and collaborators for each action, implementation will require further direction from the LCC regarding priority actions, resource allocation, advocacy efforts, and the role the Commission wishes to play in supporting implementation with partner agencies and community organizations.

IMPLICATIONS

Alignment with Board & Corporate Priorities
The Salt Spring Island Integrated Housing Strategy is aligned with the Salt Spring Island Local Community Commission Strategic Plan and supports the CRD Board's 2023-2026 priorities related to Housing, First Nations, and Governance.

Financial Implications
Funding for the development of the Integrated Housing Strategy was provided through the CRD Economic Development Service and has been fully expended. The strategy identifies a number of actions intended to improve housing affordability, availability, and coordination on Salt Spring Island, with the LCC identified as either the lead or a supporting organization for several initiatives.

Additional funding and resources will be required to advance actions where the LCC has been identified as the lead agency. These requirements will vary depending on the scope, timing, and priority assigned to each action.

Several implementation activities can be undertaken within existing approved budgets and staff resources, including:

- Posting the Integrated Housing Strategy to the CRD website;
- Distributing the strategy and accompanying cover letter (Appendix B) to partner organizations;
- Reviewing and prioritizing actions assigned to the LCC; and
- Assessing implementation requirements for LCC-led actions, including:
    - Estimated level of effort and staff resources required;
    - One-time and ongoing financial costs;
    - Existing organizational capacity constraints; and
    - Prioritizing actions to fund and advance.

The strategy also supports ongoing collaboration among local governments, housing providers, community organizations, senior government agencies, and other stakeholders. As a next step, the LCC may wish to convene a Housing Roundtable with community partners to review the approved strategy, discuss implementation priorities, and identify opportunities for collaboration, coordination, and shared advocacy. While a roundtable could assist in maintaining momentum and establishing a coordinated implementation approach, additional funding would be required through the Economic Development Service budget during the final budget approval to support facilitation, coordination, and administration of the roundtable initiative.

Climate Change Implications
The Salt Spring Island Integrated Housing Strategy recognizes the relationship between housing, infrastructure capacity, environmental stewardship, and climate resilience. The Strategy includes actions that encourage directing housing growth to existing village centres and serviced areas, supporting compact development patterns, protecting sensitive ecosystems, and promoting environmentally conscious housing forms and building design.

First Nations Implications
The Salt Spring Island Integrated Housing Strategy was informed by engagement with Penelakut Tribe and W̱SÁNEĆ Leadership Council and recognizes the importance of ongoing collaboration with First Nations that have traditional ties to Salt Spring Island. The Strategy includes actions that identify opportunities for partnership and support housing needs for First Nations members, including seasonal, cultural, and residential housing opportunities.

Implementation of actions identified within the Strategy will require ongoing engagement and collaboration with First Nations where appropriate and within the mandates of participating organizations.

Intergovernmental Implications
The Salt Spring Island Integrated Housing Strategy is intended to support a coordinated and collaborative approach to addressing housing issues on Salt Spring Island. The Strategy recognizes that responsibilities related to housing are shared among multiple organizations, including the Capital Regional District, Salt Spring Island Local Community Commission, Islands Trust, First Nations, provincial and federal agencies, infrastructure providers, non-profit housing organizations, and community partners.

Several actions identified in the Strategy require collaboration between multiple agencies and are intended to improve intergovernmental coordination, information sharing, advocacy, and alignment of housing-related initiatives. Implementation of the Strategy will depend on participating organizations advancing actions within their respective mandates, authorities, and available resources.

Service Delivery Implications
Implementation of actions identified in the Salt Spring Island Integrated Housing Strategy that are within the LCC service mandate can be advanced through future service planning processes. Actions requiring additional staff resources, funding, or service changes will be subject to future Commission consideration, budget approvals, and available resources.

Social Implications
The Salt Spring Island Integrated Housing Strategy is intended to support improved housing outcomes for Salt Spring Island residents through increased collaboration, coordination, and action across the housing continuum. The Strategy identifies opportunities to improve housing availability, affordability, and housing choice for current and future residents.

CONCLUSION

The Salt Spring Island Integrated Housing Strategy and Action Plan provides a coordinated framework to guide housing-related actions and strengthen collaboration among the many organizations involved in addressing housing challenges on Salt Spring Island. The strategy reflects extensive community and stakeholder engagement and establishes a shared set of goals and actions to improve housing affordability, availability, and coordination. While implementation will require prioritization, ongoing collaboration, and consideration of future resource requirements, several initial steps can be advanced within existing budgets and staff resources.

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

ATTACHMENTS

Appendix A: Salt Spring Island Integrated Housing Strategy, October 2026
Appendix B: Cover Letter Partner Organizations Template

urban matters

INTEGRATED HOUSING STRATEGY AND ACTION PLAN

Salt Spring Island



OCTOBER 2026

CONTENTS

1. Overview 2

2. Framework 7

2.1 VISION 8

2.2 GUIDING PRINCIPLES 9

3. Action Plan 10

3.1 GOALS OF THIS PLAN 10

3.2 THE ACTION PLAN 11

4. Implementation and Monitoring Progress 31

4.1 TRACKING IMPLEMENTATION OF ACTIONS 32

4.2 MONITORING BROADER HOUSING OUTCOMES 33

Appendix A - Housing Need 39

Appendix B: Methodology & Engagement Approach 45

ACKNOWLEDGEMENTS

The creation of this strategy was initiated by the Salt Spring Island Local Community Commission (LCC) and the Capital Regional District (CRD). Thank you to the many community members, agency partners, First Nations, and local organizations who contributed to this work.



1. OVERVIEW

Why does Salt Spring Island need a housing strategy?

Census data and housing needs reports for Salt Spring Island show that at least 1,055 (21%) of private households on Salt Spring Island are living in unaffordable housing. Costs are rising, and the availability of stable, suitable homes for islanders is an ongoing challenge.

Significant public engagement has been conducted about housing on Salt Spring Island, all of which points to the need for more attainable, diverse housing options that are considerate of the natural environment, limits to water resources, and unique community character.

A well-documented shortage of suitable housing for people living and working on Salt Spring Island creates challenges in labour availability for island businesses. Stories of informal or unsuitable housing and temporary housing due to seasonal rentals are common, as islanders get creative—whether by choice or not—to stay in the community they love.

While not all of these pressures are unique to Salt Spring Island, they underscore a well-documented need that is closely tied to broader system and governance challenges affecting housing affordability, suitability, and stability. The scale of the challenge highlights the importance of taking coordinated action to ensure that the people who contribute to the island's unique character and vitality can continue living and thriving in the community. Action planning must be feasible, which on Salt Spring also means recognizing limited infrastructure capacity.

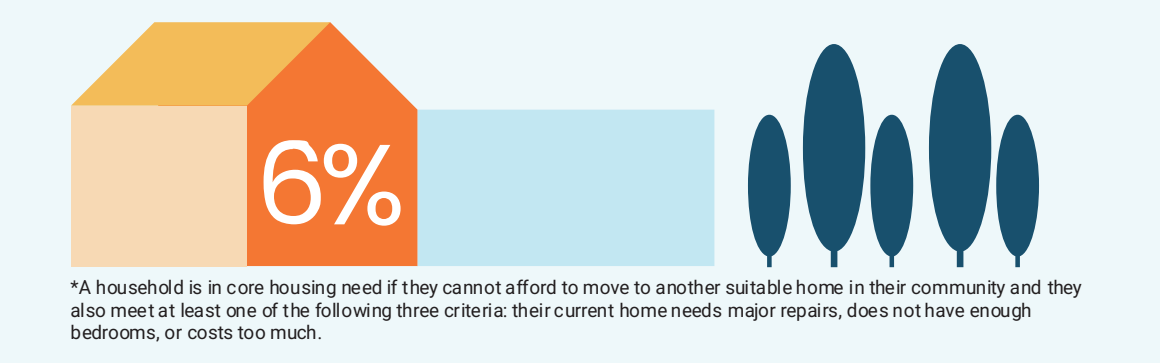
To help address this, the goal of the Integrated Housing Strategy and Action Plan is to:

- Build on existing research, knowledge, and recommendations about housing solutions on Salt Spring Island;

- Provide a coordinated, action-oriented approach to addressing housing challenges and affordability;
- Define a clear policy direction and shared vision for creating attainable and appropriate housing for diverse household needs;
- Strengthen inter-agency collaboration to improve the overall economic sustainability and resilience of the island.

The intention of this process is to outline how intersecting governments, policy makers, regulators, and infrastructure providers can work together to ensure that housing needs are met in a way that aligns with Salt Spring Island's distinct community character and values.

Snapshot of housing need on Salt Spring Island



For a more detailed breakdown of housing need on Salt Spring Island, see **Appendix A.**

What is meant by “affordability” and “attainability”?

Affordable housing means different things for different households. The Government of Canada considers housing affordable when a household spends less than 30% of its before-tax income on shelter costs, including rent or mortgage payments, utilities, property taxes, and insurance.

On Salt Spring Island, affordability varies significantly depending on a household's income. The highest income households may be able to afford to purchase a home on the island, while many low- and moderate-income households likely cannot access homeownership at a price that would be considered affordable. While the rental market offers a more affordable option, the rental market is extremely limited. Many families struggle to find a rental home that they can afford, in a location that works for them, and with enough bedrooms to meet their needs.

Attainable housing is housing that meets the needs of Salt Spring Island residents and workers across a range of incomes, including essential service workers, tradespeople, small business employees, seniors, and families, at a cost that is proportionate to local incomes and does not create financial hardship. Housing may be market or non-market, rental or ownership, and should support the ability of people to live and work within the community.

What makes the strategy ‘integrated’?

While significant efforts have been made to understand and plan for housing on Salt Spring, decision-making, coordination, and implementation remain a barrier.

Between the Islands Trust and Salt Spring Island Local Trust Committee (LTC), the Capital Regional District (CRD), the Local Community Commission (LCC), and numerous grassroots organizations, significant work has already been undertaken to understand and plan for Salt Spring Island’s housing needs. Despite these efforts, substantial housing challenges remain.

Salt Spring Island (SSI) operates in a complex jurisdictional territory where authority for decision-making and planning related to housing is distributed between the Islands Trust, the Capital Regional District (CRD), provincial agencies, and through the individual actions of community organizations, infrastructure and service providers, and the private development sector.

The role of the Islands Trust as a special purpose land use authority creates a governance context that is unique in British Columbia. As the Trust balances housing needs with its legislated mandate to preserve and protect the environment and unique amenities of the Islands Trust Area, housing decisions must be considered alongside environmental, cultural, and community priorities, requiring coordination among multiple organizations and decision-makers.

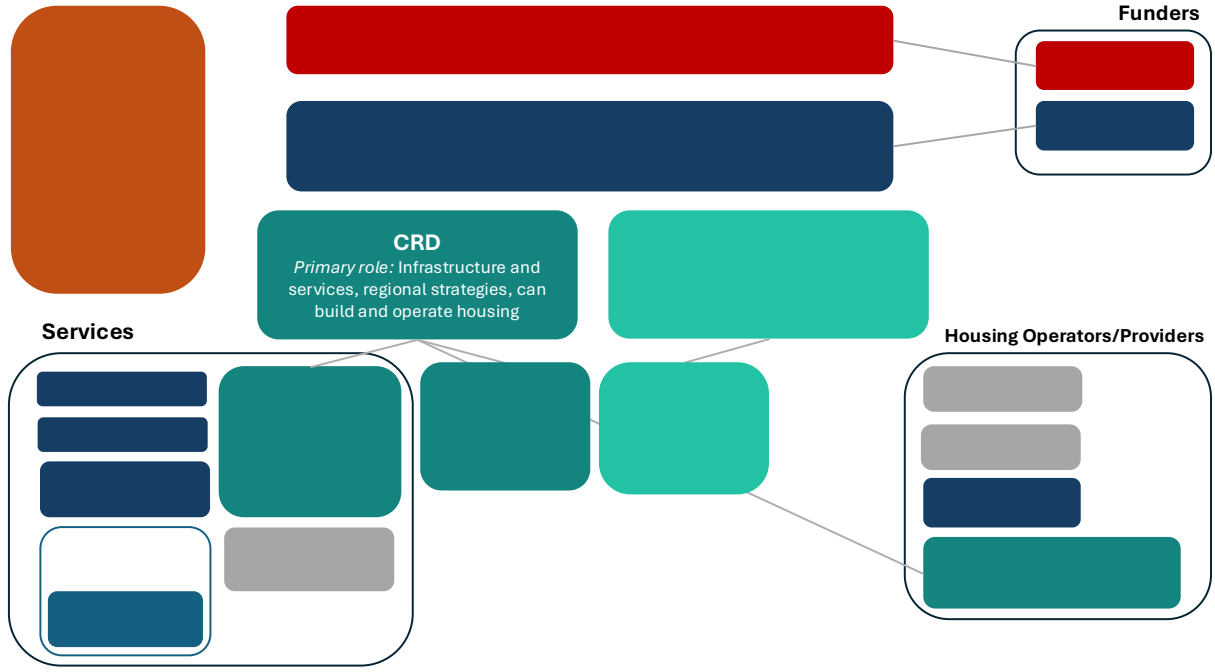


Figure 1: Key Actors in the Housing Landscape on SSI

How does this strategy fit with broader regional planning?

The Integrated Housing Strategy is a document that is intended to align with and complement existing, broader Capital Region planning tools such as the Salt Spring Island Official Community Plan (OCP) being created by Islands Trust, the Regional Housing Affordability Strategy (RHAS), and the Rural Housing Pilot Program.

Among these plans, the Integrated Housing Strategy specifically addresses housing on Salt Spring Island. It demonstrates significant interest from residents, community groups, government partners, and agencies on various housing actions and outlines roles for successful implementation.



Figure 2: Regional Policies Relating to Housing

How was this strategy created?

The approach to creating this strategy included:

- A detailed background review and analysis of existing planning and engagement to date regarding housing need on Salt Spring Island;
- In-person and virtual engagement with residents, community partners, government representatives, infrastructure providers, First Nations, and community members with lived experiences of housing insecurity;
- Working sessions with the Capital Regional District, Salt Spring Island Local Community Commission (LCC), Islands Trust, and other agency partners on the draft action long list;
- Final creation of the Action Plan based on the financial, jurisdictional, and operational feasibility of the proposed actions as well as the alignment with environmental stewardship and the community character of Salt Spring Island.

For a full breakdown of the methodology and engagement process, see **Appendix B.**

Key takeaways

The actions undertaken above revealed a vision for Salt Spring in which housing growth is focused within village hubs and other serviced areas where residents can access services, transportation, and other infrastructure more easily. Building around village hubs is seen as a way to preserve ecological integrity by avoiding greenfield development and disturbing natural areas. Aligning development planning with complete community concepts and community infrastructure capacity will be critical to balance the need for housing with the needs of residents and the environment.

The Official Community Plan update, scheduled for 2026, provides an opportunity to resolve many of the land use and housing questions identified during the development of this plan. Through focused community discussions on Ganges, including density modelling and exploration of a long-term vision for the Drake Road and Kings Lane areas, the community can help establish clear direction on the type and scale of higher-density housing desired, such as townhouses and small apartment buildings.

Community engagement showed that no single solution will address housing challenges; multiple actions are needed to increase long-term rental and attainable ownership housing.



2. FRAMEWORK

This section outlines the vision, goals, and action plan for an Integrated Housing Strategy for Salt Spring Island. This framework is a result of key findings, themes, and desires related to housing surfaced or reiterated in the background scan, data analysis, and engagement components of this work.

There is no one single solution for creating a robust housing system on Salt Spring Island. The plan needs to address a multitude of challenges, and responsibility (or cost) cannot be borne by one party or group. The actions identified show roles for land and homeowners, multiple levels of government, and other stakeholders. Generally, they seek to:

- Use 'complete communities' concepts and data to ensure that development is in line with the character and values of Salt Spring islanders;
- Identify what the most at-risk environmental components are and continue protecting them;
- Make secondary suites and accessory dwelling units (ADUs) more available, affordable, and achievable for both homeowners and renters; and,
- Create pathways for currently unpermitted housing to meet health, safety, and regulatory requirements.

2.1 Vision

Salt Spring Island is a community where people care for the land and for one another, taking practical action to ensure everyone who calls the island home has access to adequate and affordable housing, now and into the future.



2.2 Guiding Principles

During engagement, three guiding principles emerged repeatedly. These principles can help guide decisions made related to this plan around land use planning, policies, practices, and implementing this plan. They also helped guide the creation of the actions list. Actions that did not relate to these key values were ultimately not included in the plan.

WE TAKE CARE OF PEOPLE *AND* PLACE.

We take care of people:

- Our community has housing for diverse people, incomes, households, and lifestyles.
- We develop solutions that allow people and families to remain on the island year-round, supporting economic vitality and workforce stability.
- We seek to build community through co-operative housing or micro villages and strengthen connection through placement, design features, and emphasizing complete communities.

We take care of place:

- We use environmentally conscious design principles and emphasize small footprints, energy efficient buildings, new homes in existing village hubs, and eco-friendly materials.
- We protect the environment through informed, data-driven decision-making. This means any development prioritizes the protection of sensitive ecosystems, real limits to growth like available water supply, and eco-conscious design choices. It focuses most new housing in established village hubs to minimize environmental impacts.

WE WORK TOGETHER.

- Regulators, residents, infrastructure providers, homeowners, and builders have a shared sense of purpose, use the same data, and seek to create consistent, aligned approaches.
- We keep all residents and all stakeholders—including persons with lived experience of housing insecurity—involved in the conversation about options and any decisions.

WE PRIORITIZE ACTION.

- Taking action to improve the housing crisis is more important than waiting for perfection. We encourage flexible, creative, and pragmatic solutions rather than waiting for perfect alignment. We focus on achievable projects first, piloting initiatives to demonstrate success.



3. ACTION PLAN

This Action Plan translates the vision, goals, and guiding principles of the Salt Spring Island Integrated Housing Strategy into a focused set of actions. The actions are organized around four goals that reflect what was heard through the background review, data analysis, and community engagement process. They are intended to support coordinated, practical, and achievable progress across the housing system, while recognizing Salt Spring Island's unique governance context, environmental values, infrastructure considerations, and community character.

3.1 Goals of this Plan

To achieve the desired vision and principles we heard in engagement, this plan provides recommended actions to support four concrete goals of the community:

1. People can find housing that meets their needs and budget year-round.
2. Housing decisions balance housing needs, environmental stewardship, infrastructure capacity, and financial feasibility.
3. The community is empowered to create housing solutions.
4. We take action, together.

3.2 The Action Plan

The following section provides an overview of each goal, followed by a table outlining the recommended actions. Each action includes a brief description and identifies where it supports households along the housing continuum.

In addition to the action descriptions, the tables identify a lead organization and key collaborators. The lead organization is intended to coordinate, champion, and advance the action, while collaborators are organizations that will play a supporting role through partnership, technical expertise, funding, advocacy, implementation, or decision making.

In many cases, successful implementation will depend on sustained cooperation between multiple partners and ongoing alignment of priorities, resources, and responsibilities. The lead and collaborator assignments are intended to provide a starting point for implementation. As projects advance, partnerships may evolve and additional organizations, First Nations, community groups, housing providers, funding agencies, and other stakeholders may play important roles in moving actions forward.

For the purposes of this Action Plan, the following abbreviations are used:

- **CRD – Capital Regional District**
- **CMHC – Canada Mortgage and Housing Corporation**
- **FCM – Federation of Canadian Municipalities**
- **IT – Islands Trust**
- **LCC – Salt Spring Island Local Community Commission**
- **SSI LTC – Salt Spring Island Local Trust Committee**

The Action Plan table also identifies approximately where the action falls along the housing continuum, which is a useful visualization to organize efforts from emergency, transitional, and below-market to market housing. This is included because addressing housing need on Salt Spring Island will require a diverse range of housing options, recognizing that 'affordable' means different things for different people.



Figure 3: The Housing Continuum

GOAL 1: People can find housing that meets their needs and budget year-round.

DEFINITION

Housing is available on Salt Spring Island for people with a range of incomes, household needs, and stages of life, including subsidized housing, rental housing, and affordable home ownership. A diverse mix of housing options is developed in ways that maintain the character of the island, prioritize affordability, make efficient use of existing infrastructure, and minimize environmental impacts.

This goal focuses on increasing the availability of year-round housing options that meet the diverse needs and budgets of Salt Spring Island residents, while supporting development that reflects community priorities.

Support from Community

"Support Indigenous housing providers to become active on SSI!"

- Open House Participant (community member)

"Purpose-built housing with legal agreements that will keep housing affordable now and into the future."

- Community Member via email

"Needs exist across the entire housing continuum."

– Housing Service Provider

"Rent often takes up way more than the 30% of income that is often discussed."

– Person with Lived Experience of Housing Insecurity

"There is a long waitlist for access to housing related support (i.e. BC Housing) and sometimes your conditions aren't considered 'bad' enough."

- Person with Lived Experience of Housing Insecurity

PROPOSED ACTIONS FOR GOAL 1: PEOPLE CAN FIND HOUSING THAT MEETS THEIR NEEDS AND BUDGET YEAR-ROUND.

These actions seek to increase the supply and diversity of housing options on Salt Spring Island by enabling a broader range of housing forms, supporting affordable housing development, and reducing barriers to affordable housing delivery.

	Action	Description	Focus on the Housing Continuum	Lead Organization	Collaborators
1.1	**Focus support on existing Salt Spring Island housing projects that are already progressing**	The housing projects on Salt Spring that require additional resources to complete include Drake Road (CRD-owned), Kings Lane (GISRA), and Norton Road (IWAV). These projects would support affordable, mixed-income, non-market housing with long-term affordability protected through a housing covenant or other legal agreement.	Affordable and Below-Market Housing	LCC	CRD; IT / SSI LTC; non-profit housing providers; SSI Fire; and water and sewer service commissions, including the North Salt Spring Waterworks District. Potential funding and program partners could include BC Housing, Build Canada Homes, CMHC, and FCM.
1.2	**Activate Partnerships to Get Affordable Housing Built**	Explore partnerships to activate publicly owned or other low-cost lands for affordable mixed-income non-market housing including: • Non-profit housing providers and local social services, • Local businesses, • CRD Housing Corporation, and	Affordable and Below-Market Housing	LCC	CRD, IT / SSI LTC, local service providers, housing operators, and senior governments. Potential funding and program partners could include BC Housing,

		• All interest holding First Nations. This action should focus on coordinating existing resources and working together on a select few projects to ensure a greater chance of success.			Build Canada Homes, CMHC, FCM, and philanthropic foundations such as the SSI Foundation.
1.3	**Support Community Groups Seeking to Access Funding for Affordable Housing Initiatives**	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 where the affordability is protected by a housing covenant or agreement.	Affordable and Below-Market Housing	LCC	CRD, IT / SSI LTC, and local social service providers and housing operators.
1.4	**Support Flexible/Homeplate Zoning Outside of Town Centres**	Subject to not increasing the allowable density, amend the Land Use Bylaw to incorporate a flexible/Homeplate zoning model in appropriate locations 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.	Across the Housing Continuum	IT / SSI LTC	CRD and water and sewer services commissions, including North Salt Spring Waterworks District.

		Subject to not increasing the allowable density (as could be achieved through subdivision) the number of permitted dwellings on flexibly zoned lots would be limited by lot size, combined floor area ratio (FAR), and servicing infrastructure capacity.			
1.5	**Enable Strata Conversions of Accessory Dwelling Units (ADUs)**	Amend the Land Use Bylaw to enable the strata conversion of legal detached ADUs by a homeowner. This will enable small units to be sold at affordable prices by uncoupling the housing unit from the high cost of the land.	Attainable Ownership and Missing Middle	IT / SSI LTC	Property owners and realtors.
1.6	**Increase Housing Options**	Review the Salt Spring Island Official Community Plan Bylaw and Land Use Bylaw to ensure policies support a broader range of housing forms and tenure options in areas with appropriate community infrastructure capacity. This may include: • Identifying and pre-zoning lands for affordable housing developments to reduce approval timelines and support project readiness.	Across the Housing Continuum	IT / SSI LTC	CRD and water and sewer services, including North Salt Spring Waterworks District and Harbour Authority of Salt Spring Island.

		• Allowing secondary suites and accessory dwelling units (ADUs) in residential zones, where appropriate. • Allowing manufactured home villages and approved tiny home parks in suitable locations. • Allowing boarding houses as a housing option. • Allowing liveaboards in marinas where appropriate. This action could be supplemented by a Development Permit Area Form and Character Guideline to ensure community character is maintained in new housing developments.			
1.7	**Support Residential Uses for Local First Nations**	Actively seek partnerships with First Nations to develop housing for their members. This could include amending the Salt Spring Island Official Community Plan Bylaw and Land Use 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.	Across the Housing Continuum	IT / SSI LTC	First Nations with an interest in or that may be affected by the project as well as potential funders.

1.8	**Explore a Density Bonus Program for Affordable Housing**	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 ecosystem protection, or a percentage of the additional density as affordable housing secured through a housing agreement, or cash-in-lieu of affordable units which could go into a reserve fund to use for affordable housing projects.	Across the Housing Continuum	IT / SSI LTC	CRD; water and sewer service commissions, including the North Salt Spring Waterworks District; and partners that could benefit from the project, such as conservancies and housing operators.
1.9	**Reduce Development Fees for Affordable Housing**	Consider reduced development fees and/or grants for affordable non-profit rental housing projects where the affordability of the units is secured through a housing agreement or covenant.	Affordable and Below-Market Housing	IT / SSI LTC and CRD	CRD and water and sewer services commissions, including North Salt Spring Waterworks District.

GOAL 2: Housing decisions balance housing needs, environmental stewardship, infrastructure capacity, and financial feasibility.

DEFINITION

Housing decisions are informed by evidence, community priorities, and practical considerations. Residents, landowners, developers, service providers, and decision-makers work from data giving a shared understanding of housing needs, environmental constraints, infrastructure capacity, and project feasibility to support timely action.

This goal supports evidence-based decision making and seeks to ensure relevant data is tracked and shared with the community.

Support from Community

"We must respect our water limitations and the nature that has a right to remain undisturbed on this precious island. We are trying to live with climate change, we need to consider environment first and foremost."

- Community member via Email

"Public lack of clarity on how regulations influence current housing conditions (is a challenge)."

– Employer Focus Group

"We need appropriate data and definitions in order to have a real conversation."

- Interview Participant (Positively Forward)

"Regulation related to the environment is often not discussed for larger properties with single family homes (i.e. those with higher income 'seem' to be exempt from the discussion."

– People With Lived Experience of Housing Insecurity

PROPOSED ACTIONS FOR GOAL 2: HOUSING DECISIONS BALANCE HOUSING NEEDS, ENVIRONMENTAL STEWARDSHIP, INFRASTRUCTURE CAPACITY, AND FINANCIAL FEASIBILITY.

These actions seek to support informed housing and land use decisions by improving access to data, aligning housing growth with infrastructure capacity, monitoring housing trends, and considering environmental and financial feasibility factors. Together, they help ensure housing decisions are grounded in evidence while remaining practical, achievable, and responsive to community needs.

It is important to recognize that implementing these actions has administrative and resource implications. While monitoring and evidence-based decision-making are important, it is neither realistic nor necessary to have complete information about every aspect before decisions are made. In practice, housing opportunities are often time-sensitive, and individual development proposals are typically supported by technical studies and professional reporting through the regulatory review process. These actions are intended to improve the information available to decision-makers without creating unnecessary delays or barriers to implementation.

	Action	Description	Focus on the Housing Continuum	Lead Organization	Collaborators
2.1	**Direct New Housing to Villages and Transit Routes Subject to Available Infrastructure**	Support land use policies that direct new housing development in or near villages and along existing transit routes. Ganges should remain the primary area for future housing growth, subject to available servicing capacity.	Across the Housing Continuum	IT / SSI LTC	CRD; water and sewer service commissions, including the North Salt Spring Waterworks District; and housing operators and developers.
2.2	**Prioritize Infrastructure Capacity for Multi-Family Housing in the Ganges Area**	Prioritize limited community water and sewage collection and treatment capacity for multifamily housing in the Ganges area by	Across the Housing Continuum	IT / SSI LTC	CRD and North Salt Spring Waterworks District.

		aligning housing growth with available servicing capacity. This will include continuing to work with the North Salt Spring Waterworks District to understand existing and planned system capacity so that housing, land use, and growth management decisions are informed by available infrastructure.			
2.3	**Apply a Financial Feasibility Lens to Key Housing-Related Decisions**	Consider implementing processes to integrate a financial feasibility lens into land use decisions to ensure proposed densities and requirements support viable development under existing market conditions. This can include: • Conducting land economics and financial feasibility analyses for major regulatory changes to assess whether proposed policies are likely to support financially viable housing development and to understand the potential impacts on different housing	Across the Housing Continuum	IT / SSI LTC	LCC, CRD

		forms and development scenarios. This may be undertaken for significant zoning amendments, Official Community Plan updates, or other major land use policy changes. • Developing a practical housing feasibility checklist that planners, decision-makers, and partners can use when evaluating housing-related policies and development proposals. The checklist can help identify feasibility considerations, potential implementation barriers, and circumstances where more detailed financial analysis may be warranted.			
2.4	**Implement Data Tracking of Key Local Data Gaps**	Work with partners to identify which organizations are best positioned to collect and maintain information that is currently not tracked for Salt Spring Island that could strengthen future Housing Needs Reports and housing planning efforts.	Across the Housing Continuum	LCC	CRD / CRD Housing Corporation, IT / SSI LTC, local non-profit housing providers and social service organizations, and local businesses.

		Key data gaps in the prescribed methodology for the Housing Needs Report include: • Rental vacancy rate • Number of primary and secondary rental units • Rental Prices - Average and median monthly rent • Workforce Housing Units • Land use capacity • Renovations • Legalization of secondary suites			
2.5	**Improve Access to Environmental Information**	Work with partner organizations to make existing environmental information easier to find, understand, and use. This information can be made accessible through a shared GIS platform with existing data from Islands Trust, CRD, and the Province and will help residents, landowners, and builders make informed decisions that balance housing needs with environmental stewardship.	Across the Housing Continuum	IT / SSI LTC / Transition Salt Spring	CRD and provincial and federal agencies responsible for relevant environmental data.

GOAL 3: The community is empowered to create housing solutions.

DEFINITION

Existing housing is used more effectively by supporting landlord-tenant matching, reducing barriers and uncertainty for landlords, and creating pathways to legalize informal rentals. Housing supply is increased through a combination of optimizing current housing stock, bringing existing units into compliance, and developing new housing options.

This goal seeks to empower the community to take leadership in working towards the community vision.

Support from Community

"Fix zoning so that people can allow housing on their land for an individual or families."

– Open House Participant (community member)

"We want ongoing invitations to participate and consistent communication so we can stay informed and involved."

– Employer Focus Group

"Homeowners can help pay their expensive mortgages by having tenants in cottage buildings or tiny homes."

– Open House Participant

"Rather than potentially unsafe/informal housing, allow for updating those houses to be safe, legalized formal housing."

– Open House Participant

"Housing portal used to match renters and landlords; custom leases created [could be a solution]."

– Housing Service Provider

PROPOSED ACTIONS FOR GOAL 3: THE COMMUNITY IS EMPOWERED TO CREATE HOUSING SOLUTIONS.

These actions seek to empower residents, landowners, community organizations, and local governments to play an active role in addressing housing challenges on Salt Spring Island. Together, they focus on improving access to information, supporting community-led solutions, encouraging collaboration, and creating practical pathways to increase housing options while reflecting local needs and priorities.

	Action	Description	Focus on the Housing Continuum	Lead Organization	Collaborators
3.1	**Convene Annual Housing Session**	Convene an annual public Housing Strategy implementation meeting to report on progress, discuss emerging housing issues and opportunities, and receive community feedback on future implementation priorities. The session should also be used to share information about how housing-related engagement, communication, and decision-making occur across organizations involved in housing on Salt Spring Island, identify opportunities to improve coordination and information sharing, and support greater public understanding of housing initiatives and decision-making processes. The meeting could be jointly hosted by the Salt Spring Island Local Community Commission and Salt Spring Island Local Trust Committee and supported by the CRD Rural Housing Program.	Across the Housing Continuum	LCC, SSI LTC	CRD, CRD Rural Housing Program, and IT.

3.2	**Create Educational Materials to Support Development**	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.	Across the Housing Continuum	LCC/SSI LTC	CRD Rural Housing Program
3.3	**Expand Accessory Dwelling Unit Incentive Programs**	Continue the CRD's ADU Incentive program and expand to include minor renovations or other expenses related to renting out rooms. CRD to continue to advocate to BC Housing and CMHC to reinstate Provincial and Federal ADU incentive programs.	Secondary Rental Market	CRD	BC Housing and CMHC.
3.4	**Explore Use of Local Housing Development Grants**	Explore opportunities for additional local housing grants, including for the LCC to provide economic development grants and expand its Grant in Aid program to support housing. Opportunities for grant-eligible projects include: • Supporting the legalization or upgrade of existing informal or unpermitted housing to safe, permitted affordable units. • Promoting employee housing. • Supporting minor renovations for sharing single family homes, existing ADUs, or boarding houses that are affordable and owned by local community groups. • Providing top-up pre-development funding to affordable housing projects.	Affordable and Below-Market Housing	LCC	CRD and SSI Foundation

3.5	**Develop Education to Encourage Homeowners to Offer Rentals**	Develop an education campaign focused on landlords that addresses fears related to renting available units. This would include information on rental best practices and how to set up processes that avoid major disputes. *This action can support affordable ownership by reducing barriers to renting ADUs and home sharing, while also increasing rental housing.*	Secondary Rental Market	LCC	IT / SSI LTC and non-profit community partners.

GOAL 4: We Take Action, Together.

DEFINITION

Organizations, governments, First Nations, non-profits, and community partners work together through coordinated processes, regular communication, and aligned policies to reduce barriers and support housing delivery. Clear collaboration across jurisdictions, regulatory bodies, and infrastructure providers helps turn housing priorities into actionable and achievable outcomes.

This goal seeks to bring relevant partners together to support housing delivery.

Support from Community

"Don't let perfect get in the way of good."

– Open House Participant

"Development timelines are extremely slow (e.g., nine years for only a few units.)"

– Housing Service Provider

PROPOSED ACTIONS FOR GOAL 4: WE TAKE ACTION, TOGETHER.

These actions seek to strengthen coordination, collaboration, and accountability among the organizations involved in housing on Salt Spring Island. Together, they focus on improving how partners work together, aligning decision-making processes, reducing barriers to implementation, and supporting timely action on housing priorities while making the best use of available resources.

	Action	Description	Focus on the Housing Continuum	Lead Organization	Collaborators
4.1	**Convene Meetings for Inter-Agency Collaboration**	Convene periodic and project-specific meetings between relevant government agencies, infrastructure providers, and housing partners to align regulatory requirements for housing development, improve coordination on development applications, identify opportunities to reduce duplication, and support more consistent and timely housing approvals.	Across the Housing Continuum	IT/LCC/CRD	Water and sewer service commissions, including the North Salt Spring Waterworks District.
4.2	**Convene Housing Operators**	Facilitate periodic coordination among affordable housing providers, local governments, and funding partners to identify opportunities for collaboration, align priorities, and focus limited resources on projects with the greatest potential to advance. This action should support coordination on priority affordable housing initiatives, reduce duplication of effort, and encourage partners to work together where collaboration could increase the likelihood	Affordable and below-market housing	LCC	CRD / CRD Housing Corporation, IT / SSI LTC, and local social service providers and housing operators.

		of securing funding and successfully delivering housing projects.			
4.3	**Evaluate Existing Development Approvals Process**	Evaluate and streamline the existing development approvals process to support predictable, timely, and transparent housing approvals. This evaluation should identify opportunities to improve coordination among the CRD, North Salt Spring Waterworks District, and Islands Trust, align regulatory requirements, reduce duplication, and clarify approval processes for housing applicants. This evaluation could be led by a cross-agency working group of local government staff and elected officials established through Action 4.1. ***Priority project for partners.***	Across the housing Continuum	IT/CRD	LCC and water and sewer service commissions, including the North Salt Spring Waterworks District.
4.4	**Prepare Advocacy Strategy**	Prepare an advocacy strategy to coordinate advocacy efforts for housing supports from Provincial and Federal governments. ***Priority project for partners.***	Affordable and below-market housing	LCC	IT; CRD; water and sewer service commissions, including the North Salt Spring Waterworks District; and local social

					service providers and housing operators.
4.5	**Explore Island Housing Authority or Land Trust for Affordable Housing**	Develop a business case to explore the feasibility of dedicated funding and staff resources from the Capital Regional Housing Corporation or a separate Salt Spring Island Housing Authority or Land Trust that could develop, own, and operate housing for Salt Spring Island. This would include holding land and working with local non-profits to operate the housing.	Affordable and Below-Market Housing	LCC	IT, CRD, and local social service providers and housing operators.
4.6	**Explore Housing Planner/Coordinator/Facilitator for Salt Spring Island**	Develop a business case to explore the feasibility and role of a Housing Planner/Coordinator/Facilitator for Salt Spring Island. This could involve expanding the role of the CRD Rural Housing Coordinator, or Islands Trust dedicating a planner to housing on Salt Spring, or both.	Across the Housing Continuum	LCC and SSI LTC	CRD.



4. IMPLEMENTATION AND MONITORING PROGRESS

Implementation is the cornerstone of any successful strategy and is often the most challenging phase of the process. While the strategy establishes the desired direction and priorities, achieving meaningful outcomes depends on sustained commitment, collaboration, and action from all participants. The actions identified within this strategy are intended to advance ongoing dialogue, build momentum, and foster continued engagement among key stakeholders.

Successful implementation will require a structured approach that includes regular follow-up meetings, progress reviews, and ongoing communication to ensure continued alignment with strategic objectives. Clear roles, responsibilities, and accountabilities must be established and understood by all participants to support effective decision-making and coordinated action.

Actions 3.1, 4.1, and 4.2 are a key part of implementation and include inter-agency meetings to allocate roles and responsibilities, regular check-ins to provide opportunities to monitor progress, address emerging challenges, confirm priorities, and adapt implementation activities as circumstances evolve. Maintaining focus, accountability, and shared ownership throughout the implementation process will be essential to translating the strategy's objectives into tangible and measurable results.

Monitoring progress supports transparency and helps us understand whether the Integrated Housing Strategy is moving the community toward its vision and goals. Progress will be measured in two ways:

- Tracking the implementation of the actions identified in this Strategy;
- Monitoring broader housing outcomes, including housing availability, affordability, suitability, and choice.

Together, these measures will show whether the community is making progress toward a healthier, more balanced housing system that meets the needs of current and future residents.

4.1 Tracking Implementation of Actions

Understanding progress will include monitoring the implementation of the individual actions outlined in this Strategy. This approach will help the community track how well the various partners are following through on their commitments and identify any reasons for delays or non-implementation of specific actions.

Islands Trust and the CRD can track the progress of individual actions and report on whether an action is completed, in progress (on time), in progress (delayed), not started, or cancelled. It is recommended that this tracking happens at least annually and is reported back out to the community.

Table 1. Action Tracking Template

Action	Current Status	Additional Details
Outline the Action from the Action Plan	Identify if it is completed, in progress (on time), in progress (delayed), not started, or cancelled.	Provide additional details on the implementation of the action.

The LCC and the Strategy's other partners may also establish individual indicators for an action to help track its individual implementation and effectiveness. However, tracking outcomes on the housing system of individual actions will be difficult, as actions are intended to work together to make changes to the housing system.

4.2 Monitoring Broader Housing Outcomes

True progress on implementation will be marked by changes in the level of housing need on Salt Spring Island. Monitoring these broader outcomes can be done by collecting and analyzing specific data, much of which is already collected during regular processes like Housing Needs Reports or Census data collection. While these reports do not provide a complete picture, they offer a consistent monitoring method through existing reporting processes. These reports therefore provide an overview of changes, while additional local data can supplement the findings.

Tracking Outcomes

Tracking outcomes is important to understand whether actions are making a meaningful difference in the housing system and helping address community housing needs. Provincial legislation requires local governments to complete a Housing Needs Report, typically every 5 years, to assess current and future housing needs. This Strategy builds on those requirements by outlining the provincially required data and adding additional indicators that provide a more complete picture of housing conditions on Salt Spring Island. To monitor progress, the Strategy should be evaluated in two ways:

1. A comprehensive Housing Needs Report every 5 years
2. An annual report to the community and partners or a public meeting that highlights progress on Strategy actions and tracks key housing indicators that can be updated each year.

Most of the indicators can be tracked using existing data sources. However, there are several indicators for which data is not currently available at the Salt Spring Island level. Where this is the case, additional data will be required to establish a baseline and monitor progress over time, which has been recommended in the Action Plan. These data gaps have also been identified in the tables below.

Total Housing Units Required

Requirement	Source	Reporting Timeline
Housing units required - 5- and 20-year total number of housing units	Provincial HNR Method	5-Year Housing Needs Report
Land Use Capacity to Support Housing Need	*This data is not available for Salt Spring Island. This data would need to be generated.*	5-Year Housing Needs Report

Households in Core Housing Need

Indicator	Source	Timeline
Core housing need, overall and breakdown by tenure [# and %]	StatCan Census	5-Year Housing Needs Report
Extreme core housing need, overall and breakdown by tenure [# and %]	StatCan Census	5-Year Housing Needs Report

Population

Indicator	Source	Timeline
Total population	StatCan Census	5-Year Housing Needs Report
Age - Average and median age	StatCan Census	5-Year Housing Needs Report
Mobility - number of non-movers, non-migrants, migrants	StatCan Census	5-Year Housing Needs Report
Number of students enrolled in post-secondary institutions* (if applicable)	Ministry of PSEFS	5-Year Housing Needs Report

Households

Indicator	Source	Timeline
Total number of households	StatCan Census	5-Year Housing Needs Report
Average household size	StatCan Census	5-Year Housing Needs Report
Breakdown of households by size (1, 2, 3, 4, 5+ people) [# and %]	StatCan Census	5-Year Housing Needs Report
Renter and owner households [# and %]	StatCan Census	5-Year Housing Needs Report
Renter households in subsidized housing [# and %]	StatCan Census	5-Year Housing Needs Report

Household Income

Indicator	Source	Timeline
Average and median household income (if available)	StatCan Census	5-Year Housing Needs Report
Renter household income - Average and median (if available)	StatCan Census	5-Year Housing Needs Report

Owner household income - Average and median (if available)	StatCan Census	5-Year Housing Needs Report

Housing Units

Indicator	Source	Timeline
Total number of housing units	StatCan Census	5-Year Housing Needs Report
Breakdown by structural type of units [# and %]	StatCan Census	5-Year Housing Needs Report
Breakdown by size - # of units with 0 bedrooms (bachelor); 1 bedroom; 2 bedrooms; 3+ bedrooms	StatCan Census	5-Year Housing Needs Report
Breakdown by date built (pre-1970; 1971-1980; 1981-1990; 1991-2000; 2001-2010; 2011-2020; 2021-onwards) [# and %]	StatCan Census	5-Year Housing Needs Report
Number of housing units that are subsidized housing	BC Housing/BCNPHA	Annual Report, 5-Year Housing Needs Report
Rental vacancy rate - overall and for each type of unit	*This data is not available for Salt Spring Island. This data would need to be generated.*	Annual Report, 5-Year Housing Needs Report (if data available)
Number of primary and secondary rental units	*This data is not available for Salt Spring Island. This data would need to be generated.*	Annual Report, 5-Year Housing Needs Report (if data available)
Number of short-term rental units (if available)	Provincial Database	5-Year Housing Needs Report
Number of units in cooperative housing (if applicable)	CHFBC	5-Year Housing Needs Report
Number of post-secondary housing (number of beds) (if applicable)	Ministry of PSEFS	5-Year Housing Needs Report

Shelter beds and housing units for people experiencing or at risk of homelessness (if applicable)	BC Housing	Annual Report, 5-Year Housing Needs Report
Workforce Housing Units	*This data is not available for Salt Spring Island. This data would need to be generated.*	Annual Report, 5-Year Housing Needs Report (if data available)
Number of Affordable Housing Units with Expiring Housing Agreements (by year)	BC Housing	Annual Report, 5-Year Housing Needs Report

Change in Housing Stock

Indicator	Source	Timeline
Demolished - overall and breakdown for each structural type and by tenure (if available)	Local government	Annual Report, 5-Year Housing Needs Report
Substantially completed - overall and breakdown for each structural type and by tenure (if available)	Local government	Annual Report, 5-Year Housing Needs Report
Renovations	Local government	5-Year Housing Needs Report
Registered new homes - overall and breakdown for each structural type and for purpose-built rental	BC Housing	Annual Report, 5-Year Housing Needs Report

Rental and Ownership Prices

Indicator	Source	Timeline
Rental Prices - Average and median monthly rent	*This data is not available for Salt Spring Island. This data would need to be generated.*	Annual Report, 5-Year Housing Needs Report (if data available)

Home Sales Prices – Average and median by housing type	*Local real estate providers*	Annual Report, 5-Year Housing Needs Report (if data available)

Households in Core Housing Need

Indicator	Source	Timeline
Affordability - households spending 30%+ of income on shelter costs (# and % of overall households)	StatCan Census	5-Year Housing Needs Report
Affordability - households spending 30%+ of income on shelter costs (# and % of renter households and owner households)	StatCan Census	5-Year Housing Needs Report
Adequacy - households in dwellings requiring major repairs (# and % of overall households)	StatCan Census	5-Year Housing Needs Report
Adequacy - households in dwellings requiring major repairs (# and % of renter households and owner households)	StatCan Census	5-Year Housing Needs Report
Suitability - households in overcrowded dwellings (# and % of overall households)	StatCan Census	5-Year Housing Needs Report
Suitability - households in overcrowded dwellings (# and % of renter households and owner households)	StatCan Census	5-Year Housing Needs Report

APPENDIX A – HOUSING NEED

Understanding Housing Need on Salt Spring Island

Housing affordability and availability remain among the most significant challenges facing Salt Spring Island. Census data and housing needs assessments demonstrate that many households are struggling to find housing that is affordable, suitable, and stable, while community engagement highlighted growing concerns about workforce housing, housing insecurity, and a lack of options for residents at a range of income levels.

Like many communities across British Columbia, Salt Spring Island faces rising housing costs and limited housing supply. However, these challenges are compounded by the island's unique context, including limited serviced land, environmental constraints, infrastructure capacity considerations, and a complex governance environment. Residents consistently expressed a desire to balance protection of the island's natural environment and community character with the need for additional housing options.

While no single measure can fully capture housing need, the information below provides several perspectives on the current and future housing challenges facing Salt Spring Island.

Core Housing Need

One approach to understanding housing need is to examine households living in core housing need.

A household is considered to be in core housing need if its housing is unaffordable, unsuitable, or inadequate, and the household cannot afford alternative housing that would meet its needs within the community. Housing is considered affordable when a household spends less than 30% of its before-tax income on shelter costs.

Based on the 2021 Census, 290 households (6%) on Salt Spring Island were in core housing need, including 140 owner households (4%) and 145 renter households (16%). Renters were experiencing housing challenges at a much higher rate than homeowners.

While updated Census information is not yet available, engagement conducted as part of this Strategy suggests that affordability pressures have continued to worsen. As a result, current levels of housing need are likely higher than those reflected in 2021 Census data.

Table 2. Core Housing Need, Salt Spring Island (2021)

	Total Households	Owner Households	Renter Households
Total Households	4,820	3,940	880
Total Households in Core Housing Need	290 (6%)	140 (4%)	145 (16%)

Note: Statistics Canada applies random rounding to census counts to protect respondent confidentiality. Values, including totals, may be rounded independently to the nearest multiple of 5 or 10. As a result, component values may not sum exactly to reported totals, and percentages may not add to 100%.

Source: Government of British Columbia. (2024). Custom Census Reports for 2021 Census. B.C. Data Catalogue.

Provincial Housing Needs Report (HNR) Methodology

The Province of British Columbia requires local governments to complete a Housing Needs Report using a standardized methodology, often referred to as the Provincial Housing Needs Report (HNR) Methodology.

Because this methodology is designed for use across the province, it cannot fully capture every aspect of a community's unique housing needs. However, it provides a consistent, high-level estimate of how much additional housing supply is required. Communities can supplement this methodology with local data, engagement findings, and community-specific research to develop a more complete understanding of housing need.

Using the Provincial HNR Methodology, it was estimated as of the 2021 Census that Salt Spring Island would require:

- **825 additional housing units within five years (2026)**
- **2,550 additional housing units within twenty years (2041)**

The methodology identifies several different sources of housing need, each reflecting different housing challenges within the community.

Table 3. Provincial HNR Method and Associated Housing Types to Meet Those Needs

Component	Types of Units Most Needed
A. Extreme Core Housing Need[1]	Affordable or Below Market Rental and Co-ops
B. Persons Experiencing Homelessness	Emergency Shelters and Transitional Housing
C. Suppressed Household Formation[2]	Housing Across the Continuum
D. Anticipated Growth	Housing Across the Continuum
E. Rental Vacancy Rate Adjustment	Purpose Built & Secondary Market Rental

[1] Extreme core housing need refers to households that spend 50% or more of their before-tax income on housing and cannot afford alternative housing that is suitable, adequate, and affordable in their community. These households face severe housing affordability challenges and are at greater risk of housing instability.

[2] Suppressed household formation addresses households that were unable to form between 2006 and 2021 due to a constrained housing environment.

The different components help illustrate the range of housing that will be required across the housing continuum. For example, households experiencing extreme core housing need may require deeply affordable or below-market housing, while additional rental housing may be needed to improve vacancy rates and support a healthier housing market overall.

Readers should refer to the Islands Trust Housing Needs Assessment for additional information regarding the Provincial HNR Methodology and supporting calculations.

Affordability Breakdown of Provincial HNR Methodology

The total number of housing units required does not, on its own, describe the types of housing that will be needed. Household incomes vary considerably across Salt Spring Island, which means affordability needs also vary.

The affordability breakdown of the Provincial HNR Methodology provides insight into the range of housing options that may be required over the next five years. While this analysis does not predict what housing will ultimately be built, it can be used to assess whether future housing developments align with identified community housing needs.

The analysis shows that a significant share of future housing need is concentrated among lower- and moderate-income households, highlighting the importance of affordable and below-market rental housing, co-operative housing, workforce housing, and other attainable housing options.

Table 4. Affordability Breakdown of Provincial HNR Methodology (5-Year Need)

Maximum Affordable Monthly Shelter Cost	Affordability Needs for New Housing	Number of units (based on 825 total units in 5-year need)
Under $1,125	32%	265
$1,125 to $1,750	17%	140
$1,750 to $2,250	11%	91
$2,250 to $3,125	14%	115
$3,125 to $5,000	17%	140
$5,000 and over	9%	74
Total	100%	825

Note: This breakdown is based on the income of households in core housing need and the overall household income distribution in Salt Spring in 2021.

Addressing housing need on Salt Spring Island will require a diverse range of housing options, including supportive and transitional housing, a variety of rental housing, and market-rate ownership homes. This further demonstrates the need for integration with a variety of partners to address differing community needs across the housing continuum.

Understanding Housing Need Across the Housing Continuum

Addressing housing need on Salt Spring Island will require a diverse range of housing options, including supportive and transitional housing, affordable and below-market rental housing, purpose-built rental housing, attainable ownership housing, and market ownership housing.



Figure 4: The Housing Continuum

The graphic on the next page illustrates how varying household incomes relate to affordable housing costs and identifies the housing forms most likely to meet the needs of households at different income levels. Together with the Provincial HNR Methodology, it reinforces the importance of pursuing a mix of housing solutions to support current and future residents of Salt Spring Island.

Housing Need Across the Spectrum, Salt Spring Island, 2021

Average monthly shelter costs for renter households in 2021: **$1,118**

Average monthly shelter costs for homeowner households in 2021: **$1,326**

Average monthly cost to purchase the average single-family home in 2025: **$5,819**

Income Category (2021 Census)	**Very Low Income** (20% or under of AMHI)	**Low Income** (21% to 50% of AMHI)	**Moderate Income** (51% to 80% of AMHI)	**Median Income** (81% to 120% of AMHI)	**High Income** (121% and more of AMHI)
% of Total Households (2021)	2.07%	17.72%	18.55%	19.59%	42.07%
Affordable Shelter Cost (2020 CAD$)	<=$393	$393 - $981	$981 - $1,570	$1,570 - $2,355	>=$2,356

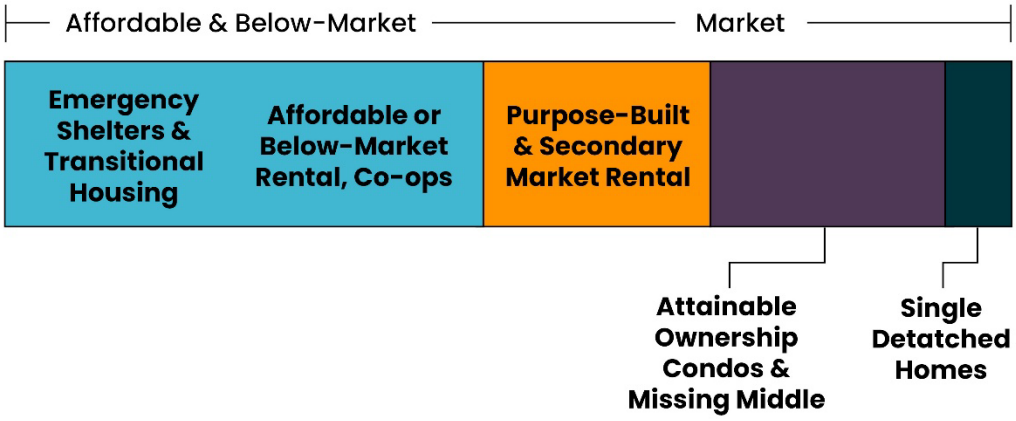


Figure 5. Housing Need Across the Continuum, Salt Spring Island, 2021 [3, 4]

[3] All households, income, and shelter cost data for this figure is from the 2021 Census except the estimate of the average monthly cost to purchase an average single-family home in 2025, which was calculated using local real estate listings, utility rate information, and provincial home insurance estimates. The analysis assumes a five-year fixed-rate mortgage with a 25-year amortization period.

[4] AMHI: Area Median Household Income

Understanding Housing Need Beyond the Numbers

Although Census and Housing Needs Report data provide an important baseline, they do not capture all housing pressures being experienced on Salt Spring Island. It is also important to continually engage the community to understand local experiences of housing challenges.

Throughout engagement, residents, employers, housing providers, and community organizations described a range of housing challenges that are difficult to measure through conventional data sources. Participants discussed residents living in temporary, informal, or insecure housing arrangements, including seasonal accommodations, trailers, recreational vehicles, boats, and other housing situations that may not be reflected in traditional housing indicators.

Engagement also highlighted concerns about the relationship between housing availability and the island's economic sustainability. Local organizations and businesses described challenges attracting and retaining workers due to the limited availability of affordable year-round housing. Community members noted that many workers, seniors, families, and younger residents struggle to remain on Salt Spring Island despite strong connections to the community.

These findings suggest that commonly used indicators likely understate the full extent of housing need on Salt Spring Island and reinforce the importance of considering both quantitative data and community experiences when planning for future housing. Further information on engagement feedback is available in **Appendix B.**

APPENDIX B: METHODOLOGY & ENGAGEMENT APPROACH

This Integrated Housing Strategy builds on the significant work already done to understand and recommend solutions to housing needs on Salt Spring over the last thirty years. The strategy aims to 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.

The outcomes of this work have been shaped by engagement with community partners, government representatives, First Nations, local residents, and community members with lived experiences of housing insecurity.

Background Scan and Analysis

The first step was a detailed analysis of planning documents to date that address housing on Salt Spring Island. This step was critical to build on the impressive body of research, community engagement, and planning that has been undertaken to understand and address local housing need.

The timeline below provides an overview of key milestones in housing planning on Salt Spring Island, which informed the materials reviewed during the background scan:

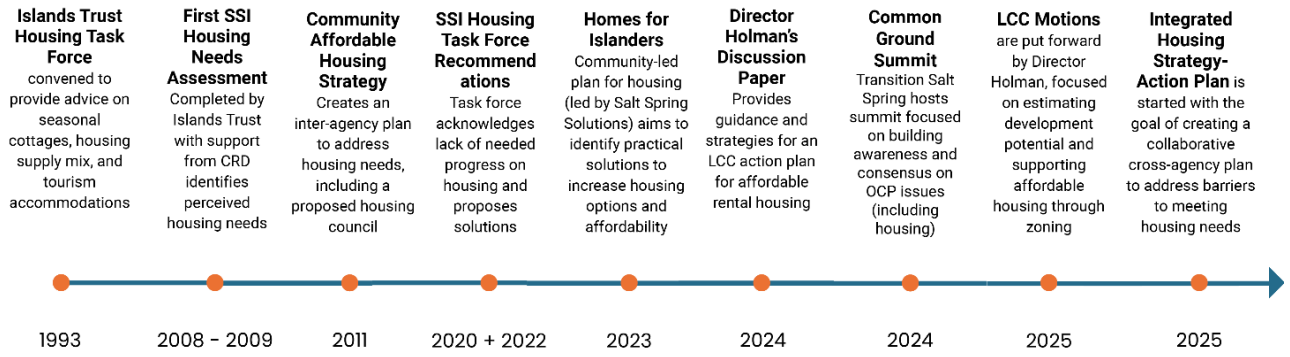


Figure 6: Salt Spring Island Housing Planning Timeline

The background analysis then involved reviewing and summarizing key outcomes from the following plans, strategies, and other reports related to housing completed between 2011 and 2025[5]:

- 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)
- Islands Trust Housing Challenges and Solutions Project – Housing Working Group Report (2020)
- Salt Spring Island Community Affordable Housing Strategy (CAHS) (2011)

Key findings from the background review:

- This is a complex, overlapping jurisdiction where understanding and accepting roles and responsibilities is critical.
- There are several promising areas for action, some of which are already being acted on.
- There is a need to validate a clear vision for housing on Salt Spring Island based on the key themes identified.
- There is a need to specify concrete actions and roles for achieving those goals.

This process made clear overlapping priorities identified by multiple audiences regarding housing solutions on Salt Spring Island. These priorities were then added to a housing action 'longlist', which also included housing solutions proposed during the community engagement component of this work.

[5] 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.

Engagement

Community engagement was an important part of developing the Integrated Housing Strategy, both to validate the current understanding around housing need on the island and identify potential housing solutions that the community and local partners see as feasible.

Engagement Approach

Since this engagement approach was designed to validate and generate a deeper understanding of the current context and future goals of the community based on existing work done, the emphasis was on reaching previously under-engaged community members and clarifying understanding with those who had been previously engaged.

Engagement activities related to this plan took place during an in-person engagement sprint on Salt Spring Island in November 2025 and virtual engagement between October 2025 and January 2026.

Using interviews, workshops, and a community town hall, we heard from the following groups:

- General public/community members
- Community groups and organizations with mandates or plans related to housing
- Employers on SSI
- People with lived or living experience of housing insecurity
- Housing operators and service providers
- Regulatory groups and infrastructure providers
- First Nations

Engagement opportunities were promoted on social media, the Capital Regional District and Salt Spring Exchange websites, physical posters, and direct outreach to workshop attendees.

Engagement Questions

Questions asked during engagement included:

- 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?
- What barriers have you or others faced when trying to find housing here and what solutions have they come up with?
- How is the current housing situation affecting your ability to hire and retain staff?

Draft Vision

During engagement, we also shared a draft of six housing action areas which were intended to capture the community's vision for housing. These action areas were compiled from visionary language identified in existing housing planning documents during the background scan.

6 HOUSING ACTION AREAS

- Increasing overall housing supply while preserving the environment
- Building community support and readiness for new housing
- Incentivizing the development of affordable housing
- Improving inter-agency coordination
- Optimizing the current housing stock
- Housing for priority populations (low-income, seasonal, etc.)

We asked engagement participants if this captured their high-level vision for housing on Salt Spring and offered the opportunity to provide feedback. The vision generally resonated, although there was some concern about the gap between the proposed vision and the current housing supply, and whether change will happen soon enough.

These action areas were then revised to become the goals that the Integrated Housing Strategy and its actions are framed around.

Engagement Activities

COMMUNITY TOWN HALL

On November 27, community members were invited to attend a two-hour in-person Town Hall event at Gulf Island Secondary 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 over 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 Waterworks District (local water provider)
- Capital Regional District staff

FIRST NATIONS ENGAGEMENT

Salt Spring Island is located within the traditional territories of several Hul'qumi'num- and SENĆOŦEN-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.

- **W̱SÁNEĆ Leadership Council:** On Nov 27, 2025, CRD staff attended a meeting with W̱SÁNEĆ 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 and demonstrated interest in partnerships for residential housing of members and more seasonal housing to support cultural uses on Salt Spring Island.
- **Penelakut Tribe (Spune'luxutth):** On January 5th, CRD staff, CitySpaces, 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. Penelakut would like to see housing for its community members on Salt Spring Island and is interested in partnerships to achieve this goal.

LOCAL COMMUNITY COMMISSION WORKSHOPS

Once engagement was complete, the project team developed the goals and vision for the plan and compiled a long list of potential actions identified through engagement. The goals and vision were brought to the CRD Local Community Commission (LCC) to validate and receive feedback and then the 'long list' of actions was organized by goal area. This list was reviewed by staff and collaborators at Islands Trust and the CRD for feasibility, likely impact on the goals, and to review the context in which these actions sit.

A refined long list of actions was presented to the LCC and subsequently discussed at a joint meeting of the SSI LTC and LCC. These workshops were an opportunity to discuss the actions and consider them from the perspective of whether or not they would have the desired impact on housing, and what level of effort it would take to action the items. The feedback from these meetings was then considered in finalizing the list of recommended actions below.

One of the key things we heard at these meetings is that there remains a difference in opinion about *what* should be built *where* to meet the needs. Rural vs village development, defining 'density', and how much effort should be spent on market housing (rentals and attainable ownership) were all discussed. Additionally, participants expressed a strong desire to compile available data to better understand housing needs, ecological constraints, and the impacts of housing development, and to track progress over time. Implementing this plan will require additional conversations, many of which will form part of the land use discussions associated with the OCP update.

Key Engagement Learnings

Community engagement confirmed broad agreement that housing is one of Salt Spring Island's most pressing challenges, affecting residents, workers, businesses, and the long-term vitality of the community. Feedback largely reinforced findings from previous studies and engagement efforts, highlighting limited housing supply, high costs, regulatory and infrastructure barriers, and reliance on informal or unpermitted housing. Participants supported the draft vision's emphasis on a wider range of diverse, appropriate, and truly affordable housing options—including supportive housing, housing tied to income, and ownership and rental opportunities across a range of price points—while also stressing the importance of protecting community character, water resources, and environmental values. Participants identified opportunities to advance housing through stronger coordination and leadership, policy and regulatory reforms, innovative housing models, and improved use of existing housing stock. Ongoing partnership with local First Nations communities was also identified as essential to ensuring future housing initiatives are culturally informed and considerate of the community planning priorities of First Nations partners.



The key learnings from all engagement activities are summarized as follows:

- **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.

- **Action has to be coordinated and supported with clear leadership.** Participants identified value in stronger inter-agency coordination, clearer roles across jurisdictions, and the potential creation of a housing authority.

- **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 barriers.

- **Streamlining the approach to building new units.** Given Salt Spring Island's governance and regulatory context, there is a need to clarify and communicate the development process and align requirements across agencies.

- **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.

- **The clearest way to create more affordable housing while protecting natural assets is to focus development in existing village hubs.** 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. Drake Road and areas outside of the floodplain in Ganges are seen as good locations for more housing units.

- **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.

- **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.

- **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 on Salt Spring Island.

- **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.

- **Prioritize housing that meets the needs not met by the 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.





Developing the Housing Action 'Long List'

Following the engagement process, all housing ideas and suggestions identified through community engagement were compiled into a comprehensive long list of potential housing actions. To ensure the strategy reflected the broadest possible range of community perspectives, this list was also informed by recommendations from existing housing and planning documents developed for Salt Spring Island. Many of these earlier plans included their own engagement processes, meaning the long list represents the collective input of residents, organizations, service providers, and rights holders across multiple years of housing discussions and planning efforts.

Once drafted, the long list was reviewed by planning teams at the Capital Regional District (CRD), Islands Trust, and the Salt Spring Island Local Community Commission (LCC). This review considered factors such as feasibility, organizational mandate, governing authority, community interest, and alignment with the community character of Salt Spring Island. Actions that were outside the scope of participating agencies or unlikely to be advanced through this strategy were removed or refined.

The Action Plan in Section 3 of this strategy reflects this refined list of actions, representing both the priorities repeatedly expressed by the community and a realistic pathway for implementation within the Salt Spring Island governance context.

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Appendix B

October XX, 2026

File: 0220-20

Name
Address
Via email:

Dear …….:

RE: SALT SPRING ISLAND INTEGRATED HOUSING STRATEGY AND ACTION PLAN

On behalf of the Salt Spring Island Local Community Commission (LCC), I am pleased to share the finalized Salt Spring Island Integrated Housing Strategy (Appendix A). The LCC formally approved the Integrated Housing Strategy and Action Plan on September 17, 2026.

This Strategy is the result of extensive collaboration among community organizations, housing providers, First Nations, government partners, service agencies, infrastructure providers, employers, and residents. We would like to thank all those who contributed their time, knowledge, and perspectives throughout the development process. Your participation helped shape a practical and action-oriented framework for addressing housing challenges on Salt Spring Island.

The Strategy recognizes that no single organization can address housing needs alone. Implementation will depend on continued cooperation among partners and a shared commitment to advancing the actions identified in the plan. As outlined in Section 4, implementation will focus on establishing clear roles and responsibilities, maintaining regular communication among partners, and supporting ongoing collaboration through annual housing forums and inter-agency meetings. Key implementation actions include annual public reporting on progress, periodic inter-agency coordination meetings, collaboration among housing operators and funding partners, and the development of priority initiatives that can advance affordable and attainable housing opportunities on Salt Spring Island.

The approval of this Strategy marks the beginning of a long-term collaborative effort to improve housing opportunities on Salt Spring Island. We look forward to continuing to work with you to advance the actions identified in the Plan and to build a more attainable, resilient, and inclusive housing system for current and future residents

Thank you again for your partnership and ongoing commitment to addressing housing needs on Salt Spring Island.

Best regards,

Dan Ovington
Senior Manager, Salt Spring Island Administration
Capital Regional District

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REPORT TO THE SALT SPRING ISLAND LOCAL COMMUNITY COMMISSION
MEETING OF Thursday, November 19, 2026

SUBJECT **Project and Motion Tracker 2026 Third Quarter Update**

ISSUE

The purpose of this report is to provide a quarterly update on the status of active projects and initiatives, as well as motions previously endorsed by the Commission.

BACKGROUND

A Project Tracker was established to monitor the progress of projects and initiatives being advanced by the Salt Spring Island Administration Department. The tracker provides regular status updates on projects approved by the Salt Spring Island (SSI) Local Community Commission (LCC) as well as other Capital Regional District (CRD) committees and commissions operating on SSI.

Projects and initiatives are typically initiated through inclusion in the CRD Five-Year Financial Plan or through direction provided by the LCC. Once funding has been secured and staff capacity is available, the project is formally initiated and added to the Project Tracker for ongoing monitoring and reporting.

A Motion Tracker was also developed to monitor the status of motions previously adopted by the LCC. The tracker provides updates on actions taken in response to LCC direction, identifies options for advancing endorsed initiatives, and outlines any resource requirements or considerations necessary to support implementation.

IMPLICATIONS

Project Implications
In addition to administering the 12 island-wide CRD services delegated to the LCC, the SSI Administration Department also provides administrative and project support for five water services and two sewer services.

To effectively manage competing priorities and available resources, staff develop annual work plans that identify and prioritize projects and initiatives. Prioritization is based on a range of factors, including regulatory and health and safety requirements, funding commitments, operational needs, strategic priorities, and seasonal or environmental considerations that may affect project delivery. This approach helps ensure that available staff capacity is directed toward the highest-priority initiatives while maintaining core service delivery obligations.

New Projects/Initiatives added to the Project Tracker:

- Bus Shelter Program (Now includes Visitor Centre Bus Shelter Replacement)
- 25-01 Integrated Housing Strategy Recommendation Implementation

Project Tracker Highlights:

Staffing and Resource Implications
Motions directing staff to explore or advance new projects and initiatives must first be reviewed within the context of existing work plans, established service priorities, approved projects, available funding, and current staff capacity. Before a new initiative can be incorporated into the Project Tracker, staff assess its resource requirements, alignment with strategic objectives, and potential impacts on ongoing operational and capital projects. This review helps ensure that available resources are allocated effectively, project commitments remain achievable, and core service delivery levels are maintained. Where necessary, the initiation of new projects may be deferred until sufficient funding, staffing resources, or project capacity become available.

CONCLUSION

The Project and Motion Trackers provide the Salt Spring Island Local Community Commission with regular updates on the status of approved projects, initiatives, and past motions. Staff will continue to prioritize work based on approved plans, available funding, operational requirements, and resource capacity. The attached trackers provide the current status of active projects and motions and will be updated quarterly.

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

ATTACHMENT(S)

Appendix A: Salt Spring Island Administration Project Tracker – Q3, July to September, 2026
Appendix B: Salt Spring Island Local Community Commission Motion Tracker – 2025-2026 (Q3 Update)

Salt Spring Island Administration Project Tracker

Report No. 24, 2026 | July-September

Project #	Project	Description	Status	%	Comments	Timing
Priority Area: Drinking Water						
26-04	Highland Fernwood Intake Study Improvements	Strategies to reduce manganese in raw and treated water - intake, treatment or other	In-Progress	20	St Mary Lake sampling program initiated. November 2025-June 2026 collected and analyzed. Adjustable depth intake may be required (similar to Magic Lake)	2026
24-10	Highland Fernwood Middle Reservoir	Replace or Re-line leaking Middle Reservoir Design	In-Progress	5	Replace/repair assessment in RFP	2026-2027
26-01	Highland Fernwood SCADA Upgrades Design	SCADA controls and instrumentation upgrades with electrical upgrades to replace obsolete control system	In-Progress	30	Design awarded in parallel with other DAF plants.	2026
23-07	Highland Fernwood SCADA Upgrades Construction	Equipment and Installation of SCADA and controls upgrade	On-Hold	0	Ratepayer consultation for remainder debt financing. Petition not yet successful	2026
21-01	Highland Fernwood - Public Engagement	Public Engagement to support the debt borrowing process for AC main replacement design, SCADA upgrades, Middle Reservoir design	In-Progress	80	Special commission meeting, staff report, petition, 2 open houses and advertisements completed	2026
24-01	Fernwood PS Hazard assessment and demolition	Assessment of hazard and demolition	In-Progress	15	Testing completed, abatment to follow	2026
26-02/26-03	H-F PRV #2 Design and Construction	Pressure reducing valve station PRV#2 at Maliview Design and Construction	Pending	5	PRV#2 is necessary to reduce pressures in supply system. Pressure monitoring transducers installed in system	2026
21-04	H-F Distribution Strategy and Hydraulic modelling	Hydraulic modelling to support AC pipe replacement strategy and distribution components	In-Progress	5	Data provided to consultant for modelling initiation	2026
25-01	Cedars of Tuam New Well Testing	New well testing	Pending	0	Testing of new well (SD property). CWF Grant obtained to undertake well testing for fall 2026	2026
23-01	Cedars of Tuam Electrical upgrades	Required electrical upgrades to WTP	In-Progress	90	Install electrical upgrades including new mast and panel upgrades. Grant funding obtained.	2025-2026
21-05	Cedars of Tuam sand separator and chlorine analyzer	Install sand separator and chlorine analyzer to improve WTP operation and control	Complete	100	To improve treatment and increase reservoir control. Sand separator is installed. Chlorine analyzer installed	2025-2026
26-03	Cedars of Tuam- Decommission old wells	Decommission unused wells as required	Pending	0	Investigate unused well (one adjacent to current well), when contractor is onsite	2026
26-04	WTP H&S improvement	H&S improvement required (building, electrical)	Pending	5	Building repair RFO, awarded. Required eyewash to be scoped OH&S	2026
26-05	Cedars of Tuam Installation of Water Meters	Installation of Water Meters	Complete	100	Replace all residential water meters to improve water measurement, leak detection and conservation	2026
27-01	Cedars of Tuam - AMPs	Update Asset Management Plan	Pending	0	Revise McElhanney condition assessment to SAMP	2027
21-06	Cedar Lane Manganese Treatment	Manganese treatment system engineering designs - Phase 2 - Construction	In-Progress	5	Engineering design review and tank removed. Debt funding complete. IFT next.	2026
24-04	Cedar Lane - Public Engagement	Public Engagement to support the debt borrowing process for the manganese treatment construction project	Complete	100	Petition successful, borrowing approved	2026
26-02	Cedar Lane pressure pump	Spare pressure pump purchase/install/re-build spare	Pending	0	Debt borrowing approved for 2027	2027
28-04/25-01	Fulford Water Main Distribution System Replacement	Investigation, analysis, design and strategy for replacement of asbestos/concrete (A/C) sections of Fulford water main distribution system.	On-Hold	80	Consultant contract awarded Q4 2022. Draft Technical Report complete.	2026
26-01	Fulford SCADA Upgrades Design	SCADA controls and instrumentation upgrades with electrical upgrades to replace obsolete control system	In-Progress	50	SCADA and controls design in progress	2026
24-07	Fulford SCADA Upgrades Construction	Equipment and Installation of SCADA and controls upgrade	Pending	0	Construction to follow Design. Construction is Grant and Debt funded, debt funding in place	2026
21-02	Fulford - Public Engagement	Public Engagement to support the debt borrowing process for the SCADA Upgrade construction project	Complete	100	Debt funding is approved and in place, process is complete	2026
24-02	Fulford WTP ventilation	Install Mechanical ventilation for DAF plant	In-Progress	30	Construction contract awarded	2026
24-03	Fulford WTP floc Mixer Motor Gearboxes	Replacement of WTP floc Mixer Motor Gearboxes (2)	In-Progress	10	Gearboxes are on order, replaced will be refurbished and kept as spare, bearings to be investigated, Safework procedure to be commissioned	2026

Salt Spring Island Administration Project Tracker

Report No. 24, 2026 | July-September

Making a difference...together

Project #	Project	Description	Status	%	Comments	Timing
26-02	Fulford Reservoir Security Improvements	Security fencing required for Fulford Reservoir	Pending	0	Security fencing required for Fulford Reservoir, debt funding approved and in place	2026
24-05	Replace Air Valves in raw water line on Sunnyside	Air Valve investigation and replace	Pending	0	Investigate, Replace Air Valves in raw water line on Sunnyside. Includes construction services	2026
26-04	Beddis SCADA Upgrades Design	SCADA controls and instrumentation upgrades with electrical upgrades to replace obsolete control system	In-Progress	50	Design awarded, in progress	2026
24-08	Beddis SCADA Upgrades Construction	Equipment and Installation of SCADA and controls upgrade	Pending	0	Construction to follow Design. Construction is Grant and Debt funded, borrowing approved	2026
21-03	Beddis - Public Engagement	Public Engagement to support the debt borrowing process for the SCADA Upgrade construction project	Complete	100	Special commission meeting, staff report, petition, open house and advertisements completed. Petition successful	2026
21-04	Beddis Sky Valley Middle Reservoir and booster pump	Design and construction for additional Sky Valley Middle Reservoir and booster Pump	On-Hold	20	Design completed and for additional Sky Valley Middle Reservoir and booster Pump on hold per Commission. Financial Plan amendment to make funds available for Emergency repair of Middle reservoir contract pending	2028
24-05	Beddis DAF WTP ventilation	Install Mechanical ventilation for DAF plant, H&S requirement	In-Progress	30	Construction contract awarded	2026
24-06	Beddis WTP floc Mixer Motor Gearboxes	Replacement of WTP floc Mixer Motor Gearboxes (2)	In-Progress	10	Gearboxes are on order, replaced will be refurbished and kept as spare, bottom bearing requires safe work procedure to access, to be commissioned	2026
25-07	Investigate DAF Residual Disposal Alternatives	Investigate alternatives for the disposal of DAF residuals	In-Progress	5	Investigate alternatives for the disposal of DAF residuals	2026
25-08	Review of Sky Valley Reservoir	Review configuration and develop cost estimate for Sky Valley Reservoir system	Pending	0	Upper Reservoir beyond useful life	2026
n/a	New Connections	Evaluation and support of new connections and additions to the service area	Ongoing	20	To evaluate and assist new proponents with connection to water services. Internal list app initiated	2026
Priority Area: Sewer/Liquid Waste						
21-03	Ganges WWTP VFD Installation	VFD installation for the EQ Tank at the Ganges WWTP.	In-Progress	10	Project initiated. Included in Aeration System.	2026
24-03	Ganges WWTP E&IC Upgrades	Upgrade E&IC components of facility and replace obsolete control system components.	In-Progress	70	Servers installed, Design completed. Construction awarded	2026
24-02	Ganges sludge thickener membrane replacement	To replace the sludge thickener membrane at end of life	In-Progress	15	Awaiting end-of-life of membrane. Aeration nozzles received for replacement	2026
24-04	Ganges Sewer Service Area Modelling	Update expand and recalibrate sewer model. Model the effluent conveyance piping system to determine current bottlenecks and explore future capacity requirements.	Complete	100	Report received in Q1 2025, available budget for updates	2026
24-06	Ganges WWTP Performance Improvement Detail Design	Design and construction of recommended performance improvements	In-Progress	10	Design and construction of recommended performance improvements. Initial improvements grant funded 2026. Baffle Wall constructed and installed April 2026 to divide anoxic tank and improve nitrogen removal.	2026-2027
22-01	Ganges - Public Engagement	Public Engagement to support the debt borrowing process for the performance improvement project	Pending	0	Public engagement to support petition process, through to approval and Board bylaw for debt borrowing in 2027	2026-2027
25-02	Ganges replace 100% surcharged mains	Ganges replace 100% surcharged lines design, construction and project management (GCFC)	In-Progress	30	Design project 2026 funded by GCFC. Design awarded, in progress	2026
26-02	Kings Lane Sewer Extension	To extend Ganges sewer main to 154 Kings Lane affordable housing	In-Progress	10	To extend Ganges sewer main to 154 Kings Lane affordable housing. Design approved.	2026
26-04	UF Membrane replacement	Emergency replacement of the UF membrane	Pending	0	early failure of the UF membrane requires replacement of at least one train of UF membrane cassettes in 2027	2026
26-05	Ganges H&S catwalk grates and railings	To install Health and Safety improvements to WWTP infrastructure including grates, railings to improve operator safety. Resulting from H&S audit.	In-Progress	15	Health and Safety improvements to WWTP infrastructure including grates, railings to improve operator safety. Resulting from H&S audit. Fabricating awarded	2026
21-04	Chemical storage Central facility Design and Construction	Design and construction of the central facility at Ganges WWTP to house chemical storage, lab, crew room	Pending	20	Conceptual design of the facility is completed. Temporary lunchroom facility in progress. FN file opened for facility service install.	2026-2027

Salt Spring Island Administration Project Tracker

Report No. 24, 2026 | July-September

Project #	Project	Description	Status	%	Comments	Timing
21-03	Maliview WWTP Upgrade	Upgrading current RBC process to MMBR process to meet regulatory requirements	In-Progress	25	Major process equipment delivered in 2024 and in storage on Salt Spring. Grant funding has been received to support this project. Loan authorization Bylaw approved. ITT closed negotiations in progress. Regulatory authorization in progress	2026
21-01	Maliview Electoral Assent for Borrowing	Electoral assent for borrowing of funds for the upcoming Maliview WWTP Upgrading Project	Complete	100	Petition and Loan Authorization Bylaw process.	2026
23-02	Maliview Inflow and Infiltration Program and Repairs	Investigation of sewer collection system to determine inflow and infiltration points and strategy for repair. Required by regulator	In-Progress	5	Project initiated. Pending Loan Authorization Bylaw process. ITT in progress	2026
26-01	Burgoyne - renew process equipment	Replace gearbox, motor, screen basket, auger shaft	In-Progress	5	Parts spec'd, ordered	2026
24-03	Liquid Waste Treatment Upgrades	Public consultation and engagement strategy	Pending	5	Geotubes pilot test study completed in December. GeoTubes shown to be not cost effective. Considering next steps.	2026
26-02	Burgoyne - Facility safety upgrades	Hot water, eye wash, shower, insulation, heat, H&S facility upgrades	Pending	0	Hot water, eye wash, shower, insulation, heat, H&S facility upgrades	2026
23-01	Burgoyne Grit Chamber	Design and install Grit Chamber to reduce maintenance on pumps and improve process	Complete	100	Tank received. Installed. Final connection completed	2026
Priority Area: Transportation						
22-04	Merchants' Mews Pathway	Construction of pathway	Complete	100	Contract awarded, crosswalks installed, construction completed	2026
22-11	Rainbow Road Pathway Design	Design of sidewalk and bike path along Rainbow Road from Jackson Ave to Lower Ganges Road	In-Progress	95	Completing Engineering and design and securing right of ways. BCAT grant application not available in 2026. ICBC grant received. Reduced cost design pending.	2026
22-13	Swanson Road Pathway Design	Design a pathway along Swanson Road from Atkins to Leisure Lane.	In-Progress	10	Working with Island Pathways for potential design - build.	2026
23-03	Jackson and McPhillips Pathway Design	Design of active transportation infrastructure along Rainbow, Jackson and McPhillips in Ganges	In-Progress	90	Initial design is completed however BCAT grant not available. Simplified design in progress	2026
26-01	Jackson and McPhillips / Rainbow Pathway Construction	Construction of pathway sections along Jackson McPhillips	Pending	0	Pending completed design partial funding in place, grant applications pending	2026
18-01/22-01/23-01	Bus Shelter Program	Design and construction of bus shelters at junction of Mobrae Avenue and Vesuvius Bay Road, and junction of Cusheon and Fulford Ganges and Ganges Visitor Centre	In-Progress	75	BC Transit Betterments grant funds received. Concrete pad construction complete, shelter installation complete	2026
	Kanaka Transit Bus Storage / Charging	Conceptual design for a transit bus depot including EV chargers	See Parks Works Yard		Please see Parks Works Yard project under Park Land section for updates on a shared facility to accommodate park maintenance facility and bus depot including EV chargers for both buses and CRD vehicles	
26-04	Ganges Crosswalk Study	Study of Crosswalks in Ganges	Completed	100	Final report received including cost estimates and MOTT comments. Grant application for construction pending	2026
Priority Area: Economic Development						
25-01	Integrated Housing Strategy (IHS)	Consultation and development of IHS final report.	Completed	100	IHS was approved by LCC on September 17, 2026.	Q 3 2026
~~25-01~~	~~Integrated Housing Strategy (IHS)~~	~~Implementation of IHS recommendations~~	~~In-Progress~~	~~5~~	~~IHS was approved by LCC on September 17, 2026. The report has been posted on the website and shared with partners. Next steps include: Review strategies assigned to LCC, Identify resources required, prioritize.~~	~~Q4 2027~~
Priority Area: Parks and Recreation						

Salt Spring Island Administration Project Tracker

Report No. 24, 2026 | July-September

Project #	Project	Description	Status	%	Comments	Timing
24-02	Ganges Harbour Walk	A steering committee has been established to secure right of ways, develop designs and consult with the community to build the Ganges Harbour walk.	In-Progress	25	Application submitted to the Province to secure foreshore right of way within existing alignment. Province requested detailed designs be submitted. Conceptual designs have been drafted for consultation with upland owners, First Nations and the community to inform detailed design and cost estimates.	Q4 2027
20-14	Parks Works Yard	Parks Maintenance facility designs and costing	In-Progress	10	Rezoning has been approved by Islands Trust. Detailed design to be completed in early 2027 for a phased project. Phase one includes clearing the lot, hooking up utilities and installing fencing and key infrastructure.	Q4 2026
20-10	Hydrofield - Field Upgrades	Enhancement project to upgrade field with a regulation sized fastball field including dugouts, fence and improved drainage.	In-Progress	85	Infield, dugouts, backstop and field drainage/grading complete. Remaining scope includes seeding of the outfield and surrounding areas (planned for Oct 8th). Grass establishment and maintenance to carry-on through winter and early spring before final acceptance and commissioning.	Q4 2026
24-05	Portlock Park Maintenance Shed	Replacement of destroyed maintenance shed and equipment destroyed in a fire at Portlock Park.	In-Progress	90	Foundation is completed. Pre-fabricated building has been erected in place. Electrical install and final commissioning to be completed before end of year.	Q3 2026
25-02	Ganges Fire Hall	Repurpose, remediate or demolish the former Ganges Fire Hall	In-Progress	30	RFP for engagement/community consultation contractor has been awarded. Consutlatoin with First Nations scheduled for Q3 2026 with broader community consultation beginning Q1, 2027.	Q3 2027
	Peace Park - Memorial Story Corridor	Memorial Story Corridor installation planned for Peace Park	Completed	100	Project completed and grand opening ceremony was held in May.	Q1 2026
21-01	Mt. Maxwell Community Park Management Plan	Management Plan to inform use and open to the public.	In-Progress	70	Updating the Park Management Plan based on feedback from First Nations and supporting consultant. Planning to bring to LCC for feedback and approval in Q1 2027. Response letters to First Nations being prepared for distribution in December 2026. Public review and feedback of Park Management Plan expected in Q1 2027.	Q1 2027
21-01	Trail Development - Mt Maxwell	Develop entrance and trail network to new Mt. Maxwell Community Park	On-Hold	5	$100k grant secured from SSI Foundation to support project. Project is on hold until the completion of the Management Plan	Q3 2027
	Trail Development - Trincomali	Development of a connector trail from Dunbabin Park to Trincomali Heights	In-Progress	80	Volunteers have executed additional building days constructing a boardwalk, handrail, stairs and trail switchbacks. Parks and rec team roughewd in the pathway on Starks driveway. Remaining work includes finalizing the trail along the driveway, signage and wayfinding and small tweaks to remainder of path. Anticipated completion for end of year.	Q3 2026
23-03	Drummond Park Playground	Replace the Drummond Park playground structure	On Hold	5	On hold pending discussions with First nations and recommendations from Archeological branch. Have planned to divert the funding from this playground project to the Portlock Park playground as part of 2027 provisional Capital Budget plan.	Q3 2027
	EV Charge Installation	10 EV chargers planned for installation at Portlock, Artspring, Phoenix, SIMS, Centennial and Rainbow Rec Centre.	In-Progress	60	EV charge stations installed and commissioned at Portlock Park and Phoenix. Design in progress for installation at Artspring Community Arts Centre, Rainbow Recreation and Centennial Park. Estimated installation completion in Mid 2027.	Q3 2027

Salt Spring Island Administration Project Tracker

Report No. 24, 2026 | July-September

Project #	Project	Description	Status	%	Comments	Timing
26-02	Beach Access Upgrade - Vesuvius Bay	Replacement of the wood stairs at the Vesuvius Beach access with new aluminum stairs.	In-Progress	25	Contractor has been identified and awarded, First Nations/Archeological review and approval completed. Fabrication and installation will occur in Fall after the busy summer season.	Q4 2026
25-02	Centennial and Grace Park Boardwalk Upgrades	Review 2020 structrual assessment and procure detailed design and cost estimates for priority repairs.	In-Progress	5	Reviewing 2020 report to identify proposed scope for design and cost estimates.	Q4 2026
26-03	Disc Golf Upgrades in Mouat Park	Replace Disc Golf baskets and upgrade tee pads and signage.	In-Progress	10	Project plan complete. Disc golf baskets received. Volunteers have started to install disc golf baskets and re-rout holes to address conflicts with disc golf and other users.	Q4 2026
26-05	Activity Park Annual Repairs and Upgrade	Repairs and maintenance to the Lions Bike and Skate Park.	Completed	100	10 priority concrete repair areas have been remediated in the skate park in September. Project completed	Q3 2026
26-16	Centennial Gardens	Planting and maintenance of flowers and plants in Centennial Gardens beds.	In-Progress	50	Volunteer group is engaged in ongoing weeding and care of beds. A plan for the installation of bark/mulch as well as plant introduction and removal has been approved and volunteers are actioning this plan.	Q4-2026
26-08	Tennis and Pickleball Resurfacing	Resurfacing and crack repair on court #4 for Pickleball.	In-Progress	90	Re-surfacing is complete with minor repairs to be executed. Working on the creation of a spectator seating area adjacent to court. Work expected to be done in Q4.	Q4 2026
26-07	Racquet Sport Court Design	Detailed design and cost estimates for tenis and pickleball courts	In-Progress	5	LCC has reviewed and approved a project charter to begin exploring Fulford Fire Hall as a location for the courts. Staff have met with Fire Service Strategic Planning Committee who will make their recommendation to the Fire Service Board of Trustees on November 16th with a final decision regarind this proposed project from Fire Services after this meeting. If Fire Services support this project staff will meet further to determine ownership or lease model and establish a MOU prior to moving ahead with rezoning applications. If firehall unsuportive, community engagement to begin at Rainbow Recreation and Portlock Park to explore other potential locations.	Q4 2026
26-10	Accessibility Assessment: Pool & SIMS	Complete Accessibility Assessment for Pool and SIMS and apply for BC SPARC grant to implement priority items for accessibility improvements.	Completed	100	Accessibility reports received for Rainbow Rec, SIMS and Portlock Park. Reports have been endorsed by the CRD Accessibility Committee, CRD board and LCC. Unsuccessful with SPARC Grant application. Included in the preliminary capital budget for 2027/2028/2029 to action recommendations from the audits.	Q3 2025
26-09	Pool Structural	Structural assessment for pool exterior wall	On-Hold	25	Assessment has been completed. Recommendations and costing have been brought back to LCC with a recommendation for debt borrowing. Alternative Approval Process (AAP) being prepared to advance in 2027. Priorities Fund Capital Infrastructure Stream Grant Application.	Q4 2027
25-01	Pool Piping Replacement	Replace cast iron piping during annual shutdown (Phase 1)	Completed	100	Pool pipe replacement was completed as part of the annual pool shut down in April.	Q2 2026
26-11	Pool Tile Grouting & Expansion Joints	Replace pool bottom expansion joints	Completed	100	Pool expansion joints were replace as part of the annual pool shutdown in April	Q2 2026
26-13	SIMS Energy Improvements	HVAC installation and other energy improvments	In-Progress	15	Detailed design and grant applications in progress. Detailed design aimed to be completed by end of year, with grant application to follow	Q4 2026
26-14	SIMS Safety and Security Improvements	Installation of security cameras at SIMS centre.	In-Progress	65	Electrical cable runs and conduit installed. Cameras to be delivered and installed in Q4.	Q4 2026
Other						

Appendix B

2025 Motion Type	NoM File ID	COMMISSIONER	TITLE	Motion Text	INTRODUCTION DATE	CONSIDERATION	MwN File ID	CONSIDERATION DATE	STATUS	NOTES/UPDATES
Grant-in-Aid										
Transit										
Transportation										
Economic Development										
NoM	24-1338	Holman	Integrated Housing Strategy Prioritizing	That the proposed 'integrated housing strategy' prioritizes affordable rental housing (e.g., rather than market ownership housing).	5-Dec-24	Next meeting	25-0127	20-Aug-26	**Withdrawn**	-motion was deferred to a future meeting at the Feb. 13, 2025 meeting -Motion was postponed at a future meeting at the Mar. 20, 2025 meeting
NoM	24-1341	Holman	Review of Official Community Plan Advocacy	That the Salt Spring Island Local Community Commission recommends that the proposed 'integrated housing strategy' support existing Official Community Plan (OCP) policy stipulating zoning changes should be prioritized for affordable housing and to achieve other objectives in the OCP (i.e., B.2.1.2.1)	5-Dec-24	Next meeting	25-0130	20-Aug-26	**Defeated**	-motion was deferred to a future meeting at the Feb. 13, 2025 meeting -Motion was postponed at a future meeting at the Mar. 20, 2025 meeting -Motion amended in the August 20, 2026 meeting -Question was divided by the Chair Opposed Corno, Rook, Webster
NoM	24-1341	Holman	Review of Official Community Plan Advocacy	That the Salt Spring Island Local Community Commission recommends that the proposed 'integrated housing strategy' support policies stipulating new housing development, should be directed in or near villages and existing transit routes.	5-Dec-24	Next meeting	25-0130	20-Aug-26	**Carried**	2nd portion divided question above
NoM	24-1342	Holman	Official Community Plan Affordable Housing Advocacy	That the Salt Spring Island Local Community Commission recommends that the Island Trust consider immediate land use changes facilitating affordable housing options consistent with Official Community Plan (OCP) sections B.2.1.2.1 and B.2.3, including: boarding houses, accessory dwelling units in the Fulford area, and liveaboards in marinas.	5-Dec-24	Next meeting	25-0131	20-Aug-26	**Withdrawn**	-motion was deferred to a future meeting at the Feb. 13, 2025 meeting -Motion was postponed at a future meeting at the Mar. 20, 2025 meeting
Motion Arising	24-1342	Holman	Official Community Plan Affordable Housing Advocacy	That the Salt Spring Island Local Community Commission recommends that the Integrated Housing Strategy include affordable housing options such: boarding houses, accessory dwelling units in the Fulford area, and liveaboards in marinas.	20-Aug-26	Na	25-0131	20-Aug-26	**Carried**	
NoM	24-1343	Holman	Prioritizing Service Capacity for Affordable Housing Advocacy	That the Salt Spring Island Local Community Commission recommends that in considering zoning changes, and to the extent possible, the SSI Local Trust Committee (LTC) should prioritize limited community water and sewage collection/treatment capacity for affordable housing	5-Dec-24	Next meeting	25-0132	20-Aug-26	**Withdrawn**	-motion was deferred to a future meeting at the Feb. 13, 2025 meeting -Motion was postponed at a future meeting at the Mar. 20, 2025 meeting
Motion Arising	24-1343	Holman	Prioritizing Service Capacity for Affordable Housing Advocacy	That the Salt Spring Island Local Community Commission recommends that The Integrated Housing Strategy prioritizes limited community water and sewage collection/treatment capacity for multi-family housing in the Ganges area.	20-Aug-26	Na	25-0132	20-Aug-26	**Carried**	-motion was amended in meeting
Parks and Receation										
Liquid Waste										
Main Motion	Na	Holman	Burgoyne Bay - High-Level Analysis of Liquid Waste Management Options	That the Salt Spring Island Local Community Commission (LCC) receives the staff report, Burgoyne Bay - High Level Analysis of Liquid Waste Management Options for information purposes and request that staff report back in 12 months time to the LCC.	9-Oct-25	Na	25-1062	9-Oct-25	**Carried**	-Scheduled for Nov 19, 2026 meeting
Adminstration/Other										
NoM	25-0580	Holman	License of Occupation	That the CRD SSI Electoral Area Director and staff explore possibilities for a Licence of Occupation or similar arrangement allowing for location of a Neighbourhood House on CRD Housing's Drake Road property (PID 028-848-870) in proximity to the supported housing facility.	8-May-25	Next meeting	25-0574	15-May-25	**Carried**	

2026 Motion Type	NoM File ID	COMMISSIONER	TITLE	Motion Text	INTRODUCTION DATE	CONSIDERATION	MwN File ID	CONSIDERATION DATE	STATUS	NOTES/UPDATES
Grant-in-Aid										
Motion Arising	Na	Holman	2027 Provisional Salt Spring Island Local Community Commission Budget Review	That the Salt Spring Island Local Community Commission direct staff to make an ongoing reduction in the 1.116 SSI Grants in Aid Service Grant in Aid Fund by $9,910 from $80,000 to $70,090 in 2027 and reducing the requisition from by $86,938 to $77,028 in 2027.	13-Aug-26	Na	26-0495	13-Aug-26	**Carried**	
Motion Arising	Na	Holman	Grants-in-Aid Applications - Summer 2026 Intake	That application for Groundworks Art & Community for the amount of $3,250 be denied and the Appendix B be amended to remove the application.	17-Sep-26	Na	26-0980	17-Sep-26	**Carried**	
Motion Arising	Na	Webster	Grants-in-Aid Applications - Summer 2026 Intake	That the application for Salt Spring Holistic Health Foundation for the amount of $5,000 be denied and the Appendix B be amended to remove the application.	17-Sep-26	Na	26-0980	17-Sep-26	**Carried**	
Motion Arising	Na	Webster	Grants-in-Aid Applications - Summer 2026 Intake	That the Salt Spring Island Local Community Commission direct staff to make an ongoing reduction in the 1.116 SSI Grants in Aid Service Grant in Aid Fund by $9,910 from $80,000 to $70,090 in 2027 and reducing the requisition from by $86,938 to $77,028 in 2027.	17-Sep-26	Na	26-0980	17-Sep-26	**Carried**	
Transit										
NoM	26-0535	Holman	Review of Reversal of Transit Route 7	That staff provide a report regarding the possible reversal of #7 transit route.	16-Apr-26	Next Meeting	26-0600	21-Jun-26	**Carried**	-In progress email sent to BC Transit for information
Main Motion	Na	Webster	Salt Spring Island Transit - Free Transit Fares Guidelines	That the Salt Spring Island Local Community Commission approve the Salt Spring Island Free Transit Fare Guidelines as presented in Appendix D.	10-Sep-26	Na	26-0961	10-Sep-26	**Carried**	
Transportation										
NoM	26-0355	Corno	Crosswalk Visibility Fulford-Ganges	That the Local Community Commission directs staff to contact MOTT to implement changes to make the new crosswalk at the intersection of Fulford Ganges Rd and Seaview Avenue more visible at all times of the day, and to prevent cars from parking in front of the crosswalk on the west side of Fulford Ganges, for cars travelling south out of Ganges.	12-Mar-26	Next Meeting	26-0353	19-Mar-26	**Carried**	
NoM	26-0959	Corno	Seaview Intersection Crosswalk Safety	That staff communicate with MOTT regarding concerns with the safety of pedestrians using the Fulford-Ganges Road and Seaview Drive crosswalk and request that temporary measures be implemented to improve pedestrian safety, in advance of any long-term solutions.	20-Aug-26	Next Meeting	26-0966	10-Sep-26	**Carried**	
Main Motion	Na	Holman	Ganges Area Road Shoulder Sweeping Program	That Island Pathways work with staff to review and adjust the proposal for the road shoulder sweeping program with additional information.	14-May-26	Na	26-0490	14-May-26	**Carried**	- In progress
Motion Arising	Na	Holman	2027 Provisional Salt Spring Island Local Community Commission Budget Review	That the Salt Spring Island Local Community Commission direct staff to make a onetime reduction in the 1.238B Community Transportation transfer to capital reserve fund by $20,000 from $50,000 to $30,000 in 2027 reducing the requisition by $20,000.	13-Aug-26	Na	26-0495	13-Aug-26	**Defeated**	Opposed Baker, Corno, Rook, Webster
Economic Development										
Main Motion	na	Holman	Funding the VIC and Beautification Projects	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.	16-Apr-26	na	26-0449	16-Apr-26	**Carried**	-In progress
Main Motion	na	Holman	Transition Salt Spring Funding Request	That the Salt Spring Island Local Community Commission approve funding for Transition Salt Spring through the 1.124 Salt Spring Island Economic Development/Sustainability Service in the amount of $14,280 in 2027, $14,566 in 2028 and $14,857 in 2029 funded by requisition and direct staff to include this funding in the 2027-2031 financial plan.	13-Aug-26	Na	26-0883	13-Aug-26	**Carried**	
Motion Arising	na	Holman	Transition Salt Spring Funding Request	That the Local Community Commission review the Transition Salt Spring Island funding after 2027 pending changes in available provincial and federal funding.	13-Aug-26	Na	26-0883	13-Aug-26	**Carried**	
Motion Arising	Na	Holman	2027 Provisional Salt Spring Island Local Community Commission Budget Review	That the Salt Spring Island Local Community Commission direct staff to make a onetime reduction in the 1.124 Salt Spring Island Community Economic Development project costs by $10,000 from $80,000 to $70,000 in 2027 and the transfer to operating reserve by $10,000 from $30,000 to $20,000 in 2027 reducing the requisition by $20,000.	13-Aug-26	Na	26-0495	13-Aug-26	**Defeated**	Opposed Corno, Rook, Webster

2026 Motion Type	NoM File ID	COMMISSIONER	TITLE	Motion Text	INTRODUCTION DATE	CONSIDERATION	MwN File ID	CONSIDERATION DATE	STATUS	NOTES/UPDATES
Motion Arising	Na	Corno	2027 Provisional Salt Spring Island Local Community Commission Budget Review	That the Salt Spring Island Local Community Commission direct staff to reduce the 1.124 Salt Spring Island Economic Development budget by $14,280 in 2027, $14,566 in 2028 and $14,857 in 2029 reducing the requisition in those amounts.	13-Aug-26	Na	26-0495	13-Aug-26	**Carried**	Opposed Holman
Main Motion	Na	Holman	Salt Spring Island Integrated Housing Strategy	That the Salt Spring Island Local Community Commission: 1) Endorse the Salt Spring Island Integrated Housing Strategy in Appendix A as amended with direction, as a community framework to guide collaboration among governments, future public consultation, housing providers, community organizations, infrastructure providers, First Nations,	17-Sep-26	Na	26-0981	17-Sep-26	**Carried**	OPPOSED Webster
Parks and Receation										
Main Motion	na	Webster	Baker Public Beach Access Information Panels	That the Salt Spring Island Local Community Commission postpone consideration of Baker Beach access information panels project until the legal dispute has been resolved.	15-Jan-26	Na	26-0053	15-Jan-26	**Carried**	-Staff report to be brought at a future date
Main Motion	Na	Holman	Ganges Fire Hall Project Charter - Consultation	That the Salt Spring Island Local Community Commission approve the Ganges Fire Hall Repurpose Project Charter (Appendix A) as amended with direction on the amendment and authorize staff to proceed with the project as outlined, including community and First Nations engagement and associated assessments,within the approved project budget.	11-Jun-26	Na	26-0588	11-Jun-26	**Carried**	
Main Motion	Na	Holman	Grace Point Statutory Right of Way	The Salt Spring Island Local Community Commission requests that staff procure detailed designs and costing form the centennial and Gracepoint Boardwalk to address deficiencies identified in the 2021 Structural Assessment and erect additional signage indicating the park is closed from dawn to dusk.	19-Feb-26	na	26-0193	19-Feb-26	**Carried**	- In progress
Main Motion	Na	Webster	Rainbow Recreation Centre Synthetic Ice Rink	That the Salt Spring Island Local Community Commission assign staff to organize a site visit for LCC members to the Rainbow Recreation Centre site to review options for the siting of the proposed synthetic skating rink.	13-Aug-26	Na	26-0884	13-Aug-26	**Carried**	
Main Motion	Na	Webster	Sponsorship Proposal and Approval of Rink Board Advertising Guidelines	That the Salt Spring Island Local Community Commission approve the Salt Spring Island Rink Board Advertising Guidelines as presented in Appendix B.	10-Sep-26	Na	26-0962	10-Sep-26	**Carried**	OPPOSED Corno
Motion Arising	Na	Holman	Salt Spring Island Arts One-Time Funding Request	The Salt Spring Island Local Community Commission request staff to report back on the implications of taking over the lease for Mahon Hall utilizing additional administration engineering staff resources approved for 2027.	13-Aug-26	Na	26-0866	13-Aug-26	**Carried**	
Main Motion	Na	Webster	Options for Providing Potable Water in Ganges	That the Salt Spring Island Local Community Commission assign staff to include project 27-13 Rotary Park Water Fountain in the amount of $18,200 in the 1.45X Salt Spring Island Parks and Recreation capital plan in 2027 funded by Capital Reserve Funding.	13-Aug-26	Na	26-0885	13-Aug-26	**Carried**	
Main Motion	Na	Corno	Pickleball Court Design Project Charter	That that Salt Spring Island Local Community Commission requests staff to proceed with project 26-07 Raquet Sport Court Designs located at 2470 Fulford-Ganges Road and approve the Fulford Pickleball Court Project Charter as presented in Appendix C.	21-Jun-26	Na	26-074	21-Jun-26	**Carried**	- In progress
Main Motion	Na	Holman	Salt Spring Island Arts One-Time Funding Request	The Salt Spring Island Local Community Commission recommends that staff include one-time funding of $37,150 in the 2027 1.299 Salt Spring Island Arts Service funded by requisition: -70% for the Art Centre Society or $26,000 -30% for the Gulf Island Community Arts Council or $11,150.	13-Aug-26	Na	26-0866	13-Aug-26	**Carried**	
Motion Arising	Na	Webster	Salt Spring Island Arts One-Time Funding Request	That the Salt Spring Island Local Community Commission request staff report back on possible draft amendments to the Salt Spring Island Arts Service Establishment Bylaw including: 1) increase the maximum requisition by 25 per cent; 2) remove the 70/30 contribution funding split between the Arts Centre Society and the Community Arts Council; funded split to be determined during the budgeting process each year and, 3) allow funding for the Community Arts Council to be used for "contributing to the organization's operations and activities in support of the arts.	13-Aug-26	Na	26-0866	13-Aug-26	**Carried**	-Motion was amended in meeting
Motion Arising	Na	Rook	2027 Provisional Salt Spring Island Local Community Commission Budget Review	The Salt Spring Island Local Community Commission direct staff to include in the appendix C for early approve a one-time funding of $37,150 in the 2027 1.299 Salt Spring Island Arts Service funded by requisition.	13-Aug-26	Na	26-0495	13-Aug-26	**Carried**	

2026

Motion Type	NoM File ID	COMMISSIONER	TITLE	Motion Text	INTRODUCTION DATE	CONSIDERATION	MwN File ID	CONSIDERATION DATE	STATUS	NOTES/UPDATES
NoM	26-0956	Webster	Art Group Access to Affordable Venues	That the Salt Spring Island Local Community Commission direct staff to report back on options for the LCC to support Salt Spring Island arts groups in getting more affordable access to non-profit arts venues on the island, including Artspring, Mahon Hall and other community halls and facilities.	20-Aug-26	Next Meeting	26-0963	10-Sep-26	**Carried**	
NoM	26-0960	Corno	SSI Community Arts Workshop	That staff report back on the implications of developing a community arts priority-setting workshop.	20-Aug-26	Next Meeting	26-0967	10-Sep-26	**Carried**	-Motion was amended in meeting
Liquid Waste										
Motion Arising	Na	Holman	2027 Provisional Salt Spring Island Local Community Commission Budget Review	That the Salt Spring Island Local Community Commission direct staff to make a onetime reduction in the 3.705 Salt Spring Island Septage/Composting transfer to Capital reserves by $20,000 from $62,685 to $42,685 in 2027 and the transfer to operating reserve by $5,000 from $20,000 to $15,000 in 2027 reducing the requisition by $25,000.	13-Aug-26	Na	26-0495	13-Aug-26	**Defeated**	Opposed Corno, Rook, Webster
Adminstration/Other										
NoM	26-0161	Holman	LCC Strategic Plan Amendment	That the Salt Spring Island Local Community Commission Strategic Plan be amended to include a goal regarding improving public consultation on annual budgets	15-Jan-26	Next Meeting	26-0170	19-Feb-26	**Carried**	-Consideration of motion was postponed to Feb 19, 2026 meeting
Main Motion	Na	Webster	Salt Spring Island Harbours Roundtable Workshop Outcome	That the Salt Spring Island Local Community Commission request staff organize a multi-agency workshop involving both staff and elective representatives to clarify roles and responsibilities of managing activities in Ganges Harbour and possible pathways forward.	18-Jun-26	Na	26-0739	18-Jun-26	**Carried**	
Motion Arising	na	Webster	2026 Local Community Commission Final Budgets	That the Salt Spring Island Local Community Commission request that staff establish operating reserve funds for the following services: 1.116 SSI Grants-in-Aid 1.142 SSI Public Library 1.378 Search & Rescue	29-Jan-26	na	26-0101	29-Jan-26	**Carried**	-Sent to Finance -Operating Reserve Bylaw to be reviewed by Board (Dec)
Main Motion	na	Webster	Salt Spring Island Local Community Commission - Union of BC Municipalities and Association of Vancouver Island and Coastal Communities Membership	That the Salt Spring Island Local Community Commission request that the Director include $5,000 of ongoing funding in the 2027-2031 1.111 Salt Spring Island Administrative Expenditures Budget funded by requisition for one Commissioner, in addition to the Director, to attend Union of BC Municipalities and Association of Vancouver Island and Coastal Communities annual conferences each year.	13-Aug-26	Na	26-0887	13-Aug-26	**Carried**	
Main Motion	Na	Corno	2027 Provisional Salt Spring Island Local Community Commission Budget Review	The Salt Spring Island Local Community Commission recommends the Committee of the Whole recommend to the Capital Regional District Board: 1. That the 2027 Electoral Area Services Budgets be given provisional approval with specific direction on amendments; and 2. That the new initiatives identified in Appendix B remain in the Five-Year Financial Plan with specific direction on amendments. 3. That the new initiatives identified in Appendix C for January 1, 2027, implementation be approved with specific direction on amendments.	13-Aug-26	Na	26-0495	13-Aug-26	**Carried**	Opposed Holman
Main Motion	Na	Corno	Governance Training Scope for LCC review	That the Salt Spring Island Local Community Commission approve the proposed governance training program.	20-Aug-26	Na	26-0910	20-Aug-26	**Carried**	
NoM	26-0957	Holman	LCC Strategic Plan Amendment	That the Salt Spring Island Local Community Commission prioritize strategic plan initiatives and projects based on consideration of broad community need, taxpayer willingness and ability to pay, and if applicable, funding participation by user groups.	20-Aug-26	Next Meeting	26-0964	10-Sep-26	**Failed**	-Motion was amended in meeting
NoM	26-0958	Holman	2027 Provisional Budget Summary to Media	That the LCC submit a summary of the 2027 provisional budget to the Driftwood and SS Exchange as soon as possible in September.	20-Aug-26	Next Meeting	26-0965	10-Sep-26	**Carried**	

Legend	
	Completed
	Postponed
	GIA
	Budget

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REPORT TO THE SALT SPRING ISLAND LOCAL COMMUNITY COMMISSION
MEETING OF Thursday, November 19, 2026

SUBJECT **External Grants Update - Fall 2026**

ISSUE

To provide the Salt Spring Island Local Community Commission (SSI LCC) with a biannual update on external grants activity for SSI LCC services from May to October 2026.

BACKGROUND

This report summarizes activities and outcomes for SSI LCC since the last external update was presented in May 2026. The SSI LCC External Grants Dashboard (Appendix A) details applications submitted and outcome updates as of November 4, 2026. Several projects in the Five-Year Financial Plan that are under the delegated authority of the SSI LCC are contingent upon grant funding to proceed.

IMPLICATIONS

Financial Implications

Grants/Contributions Awarded

- $100,0000 through the Ministry of Transportation and Transit's Minor Betterments program to support the Visitor Centre Bus Shelter and Pad Prep Project.

There are three grants under news embargo.

Applications Submitted

1. $455,000 through the Ministry of Transportation and Transit's ICBC Cost-Share program for a sidewalk pathway and crosswalk construction in Ganges Village.
2. $250,000 through the Ministry of Transportation and Transit's ICBC Cost-Share program for a sidewalk pathway and crosswalk construction in Ganges Village along Rainbow Road.
3. $225,000 through the Ministry of Transportation and Transit's ICBC Cost-Share program for safety improvements such as traffic calming measures and improved sightlines, to crosswalks in Ganges Village.
4. $20,000 through BC Alliance for Healthy Living's Active Communities Grant to support the Seniors 12-Week Fitness Program.
5. $14,292 through Canadian Tire Jumpstart Charities' Community Development Grant to support the Youth Leadership Development and Certification Program.
6. $9,625 through Salt Spring Island Foundation's Foundation of Youth Grant to support the Inflatable Obstacle Course Project.

CONCLUSION

The CRD recognizes grants as a supplementary source of funding for projects and programs delivered through services under the SSI LCC. In 2026, grant funding has supported transportation, recreation, youth, and accessibility initiatives, with several additional applications currently awaiting funding decisions. Staff will continue to provide a biannual summary of activities and outcomes in the External Grants update.

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

ATTACHMENT

Appendix A: 2026 SSI LCC External Grants Dashboard

2026 SSI LCC EXTERNAL GRANTS DASHBOARD

(updated 04-11-2026)

Approved	Pending	Declined
3	6	5
$133,770	$973,904	$1,974,625

2026 Approved Grants

Service	Grant Program	Project	Total Project Budget ($)	Grant Request ($)	Grant Award ($)	Submitted
Salt Spring Island Community Transit	Transit Minor Betterments – Ministry of Transportation and Transit *New	Ganges Bus Shelter	185,000	100,000	**100,000**	Apr 2026
Salt Spring Island Parks and Recreation	Canada Summer Jobs – Employment and Social Development Canada	Camp Leaders - 2026	25,256	18,732	**10,226**	Nov 2025
	Spring and Summer Inclusion Grant - Vancouver Island Health Authority	Camp Inclusion Support Worker	23,544	23,544	**23,544**	Feb 2026
				Total	133,770	

2026 Pending Grants

Service	Grant Program	Project	Total Project Budget ($)	Grant Request ($)	Submitted
Salt Spring Island Community Transportation	ICBC Cost-Share – Ministry of Transportation and Transit *New	Jackson McPhillips Pathway	750,000	**455,000**	May 2026
	ICBC Cost-Share – Ministry of Transportation and Transit *New	Rainbow Road Pathway Construction	250,000	**250,000**	May 2026
	ICBC Cost-Share – Ministry of Transportation and Transit *New	Ganges Village Crosswalks	225,000	**225,000**	May 2026
Salt Spring Island Parks and Recreation	Active Communities Grant – BC Alliance for Healthy Living *New	Salt Spring Active Aging and Community Fitness Initiative	21,152	**20,000**	Sep 2026
	Youth Development Stream – Community Development Grants – Canadian Tire Jumpstart Charities *New	Youth Leadership Development Program	18,536	**14,292**	Oct 2026
	Foundation of Youth – Salt Spring Island Foundation *New	SIMS Gym Inflatable Play Equipment	10,012	**9,612**	Oct 2026
			Total	**973,904**	

2026 Declined Grants

Service	Grant Program	Project	Total Project Budget ($)	Grant Request ($)	Submitted
Salt Spring Island Community Transportation	Net-Zero Transformation – Green Municipal Fund – FCM	Rainbow Road Pedestrian and Bike Path	350,000	**125,000**	Oct 2025
	Transit Minor Betterments Grants – Ministry of Transportation and Transit	Visitor Center Bus Shelter	70,000	**65,000**	Oct 2025
Salt Spring Island Parks and Recreation	Strategic Priorities Fund – Community Stream – Build Communities Strong Fund *New	Rainbow Recreation Centre Building Envelope Renewal Project	1,800,000	**1,750,000**	Sep 2025
	Local Community Accessibility Grant Program – SPARC BC	Portlock Park Accessibility Improvements	30,000	**25,000**	Mar 2025
	Community Grants – Salt Spring Island Foundation	SIMS Gym Inflatable Play Equipment	9,625	**9,625**	Mar 2025
			Total	1,974,625	