



Making a difference...together

SALT SPRING ISLAND COMMUNITY ECONOMIC DEVELOPMENT COMMISSION

Notice of Meeting on **Tuesday, September 29, 2015 at 4:00PM**

Salt Spring Public Library, 129 McPhillips Ave, Salt Spring Island, BC

Wayne McIntyre
Janice Harkley

Darryl Martin
John Wellingham

Christine Grimes
Randy Cunningham

Amber Quiring

AGENDA

1. **Approval of Agenda**
2. **Adoption of Minutes of July 9, 2015**
3. **Delegation/Presentation**
 - 3.1 **Russ Smith, CRD Senior Manager Environmental Resource Management RE: Referral of Islands Trust Industrial Land Use Bylaw-Update Proposal for Reconfiguration of Land Use Zoning at Mouat Park**
 - 3.2 **Joe Akerman-Aboriginal Culture Project**
 - 3.3 **Elizabeth FitzZaland of Green City Builders-Ganges Improvements**
4. **Director, Chair and Commissioner Reports**
5. **Outstanding Business**
 - 5.1 **CEDC Expenses-John Tylee travel to Gabriola Island for Trust Council Presentation**
 - 5.2 **Experience the Gulf Island Project (Action Plan Priority 1.1-Tourism ETGI)**
 - 5.3 **Walking Festival- Assign Team Leader (Action Plan Priority 1.2 Tourism, shoulder visitation)**
 - 5.4 **Tour des Iles-Next Steps**
6. **New Business**
 - 6.1 **Desalination Project-Funding request from the Chamber of Commerce for feasibility study**
 - 6.2 **Website with Southern Gulf Islands(Action Plan Priority 6.13-Community dialogue)**
 - 6.3 **Tourism Plan Update (Action Plan Priority 1.3 Tourism, partnerships with Chamber Activities)**
 - 6.4 **CEDC Budget 2016**

To ensure quorum, advise Tracey Shaver 250 537 4448 if you cannot attend.

7. Information

7.1 2015 State of the Island Economic Summit

8. Next Meeting October 13, 2015 from 4 to 6 pm at the Salt Spring Island Public Library

9. Adjournment



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**Minutes of the Regular Meeting of the
Salt Spring Island Community Economic Development Commission
Held July 9, 2015, in the Public Library Small Meeting Room, 129 McPhillips Avenue,
Salt Spring Island, BC**

DRAFT

Present: **Director:** Wayne McIntyre
Commission Members: Darryl Martin (Chair), Amber Quiring, Janice Harkley,
John Wellingham, Randy Cunningham
Staff: Erin Jory, Recording Secretary
Absent: Judith Barnett, Christine Grimes

Chair Martin called the meeting to order at 4:00 pm.

1. Approval of Agenda

MOVED by Commissioner Harkley, **SECONDED** by Director Quiring,
That the Salt Spring Island Community Economic Development Commission agenda of
July 9, 2015 be approved.

CARRIED

2. Adoption of Minutes of June 4, 2015

MOVED by Director McIntyre, **SECONDED** by Commissioner Cunningham,
That the Salt Spring Island Community Economic Development Commission minutes of
June 4, 2015 be approved, with language for item 6.1 to be obtained from the Electoral
Area Services Committee.

CARRIED

3. Reports

3.1. Director

- Attended the graduation ceremonies at Gulf Islands Secondary School on June 6, 2015 and presented the CRD scholarship to Norees Gasper, valedictorian.
- Met several tours arriving to Salt Spring during the Tour des Iles weekend.
- Had a meeting with Sidney mayor to discuss bridging opportunities between communities.
- Met with CRD Senior Manager, Chief Administrative Officer and General Manager and discussed strategies for liquid waste issues.
- Attended the Ganges Sewer Town Hall meeting on June 23, 2015.
- Sable Fin Hatchery: spoke with vice-president who will meet with Gary Holman's representative to discuss how to resolve noise issues.
- Attended Regional Housing Trust Fund meeting re: eighty potential units which are subject to North Salt Spring Waterworks District moratorium.
- Attended meeting of the CRD Round Table Committee.
- Provided Grants in Aid to the Salt Spring Water Council and to Gulf Islands Secondary School for a new scoreboard.
- Manson Road/Treehouse issue now made public and no longer in closed meeting.

3.2. Chair

Read from written report. Noted that 1,900 trips taken during Tour des Iles, and Gulf Island Water Taxi participated on the Saturday with trips to Pender Island.

3.3. Li Read – Chamber President

- First meeting held on July 8th after election of new Directors – went from twenty-five committees to seven committees, with one Director sitting on each.
- meeting to be set up with Vancouver Island Tourism, which will be provided to Commission
- Matt Steffich contacted BC Ferries re: their advertisement showing the Okanagan instead of coastal community destination and asked if they would consider a template on how to present a really good image of where the ferries travel. Suggested that Chamber request a stipend/grant for paid template creator.
- Need a campaign re: water issues
- Desalination project to go onto next agenda
- Tourism Development Plan update will be presented at future meeting.

4. Outstanding Business

4.1. Experience the Gulf Islands Update

- System of trails and water-based entries through passenger and bicycle transport – not exclusive to parks; also makes Gulf Islands available to a broader group of tourists.
- Director to follow up on duplicate trails and request meeting with Karla Campbell, David Howe and Ed Andrusiak.

4.2. Tour des Iles

- Chair thanked Commissioner Wellingham for his efforts during event.
- Recommend a dedicated bus for future events (possibly BC Transit) to bring people to Ganges and return to Fernwood.
- Pender Island travellers were met on Salt Spring and provided with brochures of the market, wineries and flute recital.
- Suggested coordination of future walking tour with Tour des Iles event.

Chair acknowledged premier event with Chamber.

4.3. Beautification of Ganges

- General discussion on how Commission can improve the look of downtown Ganges.
- Chair will attend meeting with elected officials and community stakeholders to discuss action plan for Commission.

4.4. Shop Local Driftwood

- Clarification needed to define action plan before funding requests are made.
- It was generally agreed that an email coordination among Commission be effected for discussion on overall marketing plan of Commission.

MOVED by Commissioner Cunningham, **SECONDED** by Chair Martin,
That the Salt Spring Island Community Economic Development Commission request that
the Salt Spring Island Tourism Plan produced in 2009 be updated, subject to cost estimate
not to exceed \$2,000.

CARRIED

5. New Business

5.1. Desalination Project

- It was generally agreed to place on September agenda for further discussions.

5.2. Waking Tour

- A proposed walking tour was discussed.
- Suggested it be tied into Experience the Gulf Islands or Tour des Iles, or both.
- Plan to have a paid coordinator for Tour des Iles as well as for walking tour.

MOVED by Commissioner Harkley, **SECONDED** by Commissioner Quiring,
That the concept of a Walking Festival in the off-season to be considered.

CARRIED

5.3. Social Media Template for BC Ferries

Director will contact Rob James' son to help create template.

- 7. Next Meeting:** September 10, 2015, from 4:00 to 6:00 pm at the Salt Spring Island Public Library.

8. Adjournment

The meeting was adjourned at 6:02 pm.

CHAIR

SENIOR MANAGER



Parks & Environmental Services
625 Fisgard Street, PO Box 1000
Victoria, BC, Canada V8W 2S6

T: 250.360.3078
F: 250.360.3079
www.crd.bc.ca

July 7, 2015

VIA EMAIL: kcampbell@crd.bc.ca

File: 0320-20
Associations/Clubs/Societies

Salt Spring Island Economic Development Commission
Ms Karla Campbell, Senior Manager, Salt Spring Island Administration
145 Vesuvius Bay Road
Salt Spring Island, BC V8K 1K3

Dear Ms Campbell:

RE: REFERRAL OF ISLANDS TRUST INDUSTRIAL LAND USE BYLAW UPDATE PROPOSAL

At its June 17, 2015 meeting, the Electoral Area Services Committee reviewed the attached staff report, Islands Trust Industrial Land Use Bylaw Update – Proposed Reconfiguration of Land Use Zoning at Mouat Park on Salt Spring Island, and made the following motion:

That the Electoral Area Services Committee refer the Islands Trust proposal for reconfiguration of land use zoning of a portion of Mouat Park on Salt Spring Island to the Salt Spring Island Parks and Recreation Commission, the Salt Spring Island Solid Waste Advisory Committee, and the Economic Development Commission for comment.

We look forward to your comments. Please contact me if you have any questions or require more information.

Yours truly,

Russ Smith, Senior Manager
Environmental Resource Management

AB:dd

Attachment: Staff Report ERM 15-63: Islands Trust Industrial Land Use Bylaw Update – Proposed Reconfiguration of Land Use Zoning at Mouat Park on Salt Spring Island

cc: Wayne McIntyre, CRD Director, Salt Spring Island
Robert Lapham, CAO / General Manager, Salt Spring Island Administration
Larisa Hutcheson, General Manager, Parks & Environmental Services
Stefan Cermak, Acting Regional Planning Manager, Salt Spring Islands Trust



**REPORT TO ELECTORAL AREA SERVICES COMMITTEE
MEETING OF WEDNESDAY, JUNE 17, 2015**

SUBJECT Islands Trust Industrial Land Use Bylaw Update – Proposed
Reconfiguration of Land Use Zoning at Mouat Park on Salt Spring Island

ISSUE

To initiate discussion on a proposal by Islands Trust staff to reconfigure land use zoning at Mouat Park on Salt Spring Island.

BACKGROUND

The Salt Spring Island Local Trust Committee (LTC) has been working since 2009 to address community concerns regarding the availability and uses of industrial lands on Salt Spring Island. In 2012, the LTC made updating the land use bylaw for industrial uses a priority with two key deliverables: 1) an Industrial Land Needs Assessment, and 2) a report from the Industrial Advisory Planning Commission (IAPC) to provide recommendations that would furnish Salt Spring Island with sufficient commercial and industrial land for the next 25 years.

In August 2013, the LTC received the *Salt Spring Industrial Land Needs Assessment* report. The IAPC subsequently developed a draft report entitled *Blueprint Towards a Working Community* which was referred to stakeholders for input in September 2014, including the Capital Regional District (CRD). CRD Environmental Resource Management (ERM) staff endorsed the IAPC's proposal, in principle, to create a new zoning definition for waste management activities and to identify and reserve lands for public and private sector waste management, transfer and recycling activities.

In December 2014, the LTC approved the IAPC's final report, in principle, and accepted, in general, an amended work program containing 15 recommendations. One of the IAPC's recommendations is as follows:

- Open discussions with the CRD regarding the possibility of using, for industrial purposes, a portion of the Mouat Park property transferred from the BC government equivalent to the size to the portion of the existing property zoned for industrial use.

Islands Trust staff have drafted a proposal to reconfigure land use zoning of a portion of Mouat Park as outlined in Appendix A. The land is owned by the CRD. The majority of land use is as a community park and is managed by the Salt Spring Island Parks and Recreation Commission, which is responsible to the CRD Board. A portion of the land is leased to the Salt Spring Island Community Services Society for the operation of the Salt Spring Island Recycling Depot under contract to the CRD, which has an agreement with Multi Material BC. The License of Occupation is valid until April 30, 2019.

Islands Trust plans to commence community consultation on this proposal in the near future.

ALTERNATIVES

Alternative 1

That the Electoral Area Services Committee refer the Islands Trust proposal for reconfiguration of land use zoning of a portion of Mouat Park on Salt Spring Island to the Salt Spring Island Parks and Recreation Committee for comment.

Alternative 2

That the Electoral Area Services Committee receive this report for information.

SOCIAL IMPLICATIONS

Park land and recycling are important values on Salt Spring Island. Alternative 1 will provide the opportunity to initiate discussion among affected CRD stakeholders.

ECONOMIC IMPLICATIONS

There are no immediate economic implications. The Local Trust Committee states that the goal of the Industrial Land Use Bylaw Update work program is to encourage socio-economic diversity and to enhance economic sustainability and security on Salt Spring Island by meeting the needs for commercial industrial lands for the next 25 years.

ENVIRONMENTAL RESOURCE MANAGEMENT IMPLICATIONS

The importance of community planning for waste management has been identified as part of the development of the CRD's new Integrated Solid Waste and Resource Management Plan. Environmental Resource Management staff are of the opinion that the proposal to reconfigure land use zoning at Mouat Park appears to be an opportunity to ensure availability of appropriately zoned land to meet future waste management demands on Salt Spring Island.

CONCLUSION

Islands Trust staff have drafted a proposal to reconfigure land use zoning at Moaut Park on Salt Spring Island. The purpose of this report is to initiate discussion among affected CRD stakeholders.

RECOMMENDATION

That the Electoral Area Services Committee refer the Islands Trust proposal for reconfiguration of land use zoning of a portion of Mouat Park on Salt Spring Island to the Salt Spring Island Parks and Recreation Committee for comment.

Submitted by:	Russ Smith, Senior Manager, Environmental Resource Management
Concurrence:	Larisa Hutcheson, P.Eng., Parks and Environmental Services
Concurrence:	Robert Lapham, MCIP, RPP

AB:dd

Attachment: Appendix A – Islands Trust's draft proposal to reconfigure land use zoning of a portion of Mouat Park

IAPC PROPOSALS

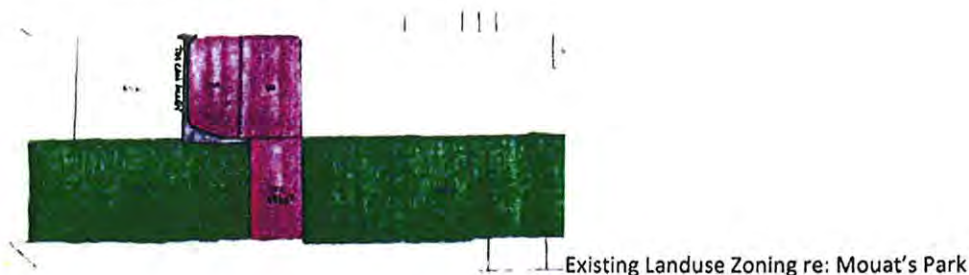
In considering the areas to which new industrial land uses might be directed, the IAPC was guided by the criteria proposed in the ITF report, and endorsed in the UCL report. But in some cases, the Commission's choice of lands to be considered for possible rezoning to industrial use differed from those in the previous reports, where it considered there were inappropriate neighbouring adjacencies or potential accessibility or traffic issues.

The IAPC also considered a number of sites that may have been overlooked by the two previous reports because the sites are unavailable right now, but certainly could become available within the next 25 years.

Most prominent among these sites are gravel pits, which currently occupy some 193 acres of the island. Different pits will become exhausted at different times, but many will be available for alternative use within the next quarter century. As previously noted, gravel pits are regulated by the BC government, but the relevant regulations allow for local zoning authorities to have a role in determining the zoning and use of these properties once their potential for gravel is exhausted. Most of the gravel pits on Salt Spring are not within the ALR, so there is no requirement that they convert to agricultural use once exhausted, and many of them are sufficiently isolated that they could be considered for general employment 3 and/or waste management purposes. This would require prior consideration of potential impacts on downstream water quality and on neighbouring properties. For this reason, the IAPC chose not to include exhausted gravel pits in its proposed approach to meeting the demand for industrial land.

Other specific sites, currently in other uses, that could help meet the 25-year demand for industrial land include:

- Slegg's lumber yard on Fulford-Ganges, once the business is consolidated at its other site
- Land in the ALR adjacent to the CRD's waste site at Burgoyne Bay; the ALC has recently confirmed that this land could be used for certain CRD wastewater treatments
- A portion of Mouat's Park, which was transferred by the BC government to the CRD in the early 2000s, but retains an industrial zoning area that is adjacent to existing industrially zoned lands. The amount of land currently zoned industrial could be reconfigured, as shown in the map below, so that the remaining parkland is not split into two pieces.





Proposed Reconfiguring of Landuse Zoning

In the short term, whether or not a piece of property is in the ALR is an important consideration in considering rezoning, since there are major difficulties and potential delays in securing release of land from the ALR for other purposes. But in a 25-year time horizon, this is not a major consideration, since it likely that the challenges that currently exist with ALR lands can be resolved in that time frame.

The areas identified by the IAPC as most suitable to consider for rezoning to different categories of industrial use are shown in Map C and are identified in the following table.

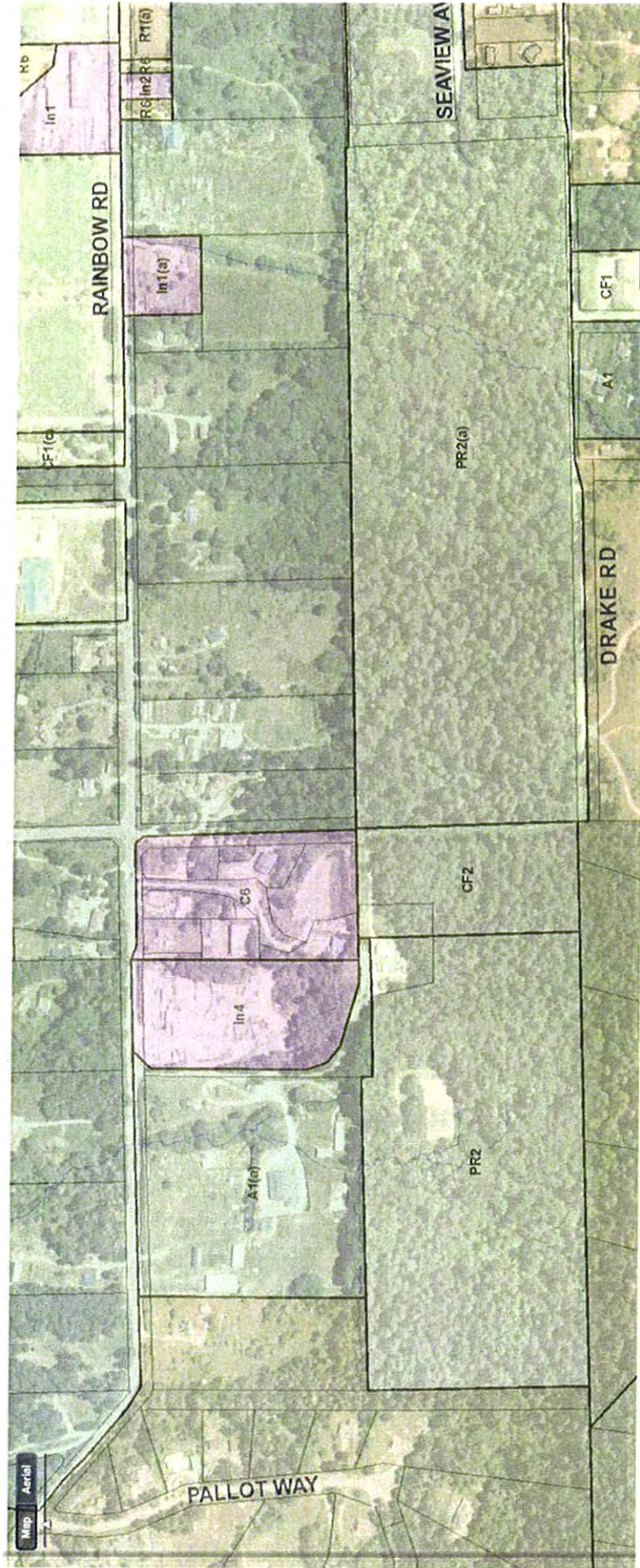
The table shows the amount of land potentially available for each of the categories of industrial use in these areas. The Commission has identified areas with a total acreage significantly greater than the anticipated demand for industrially zoned land over the next 25 years, because not all private landowners may be interested in having their property rezoned for industrial use. Marine Employment land is yet to be determined based upon future study. GE1 and GE2 sites could be developed as stratas with smaller, more affordable lots where appropriate.

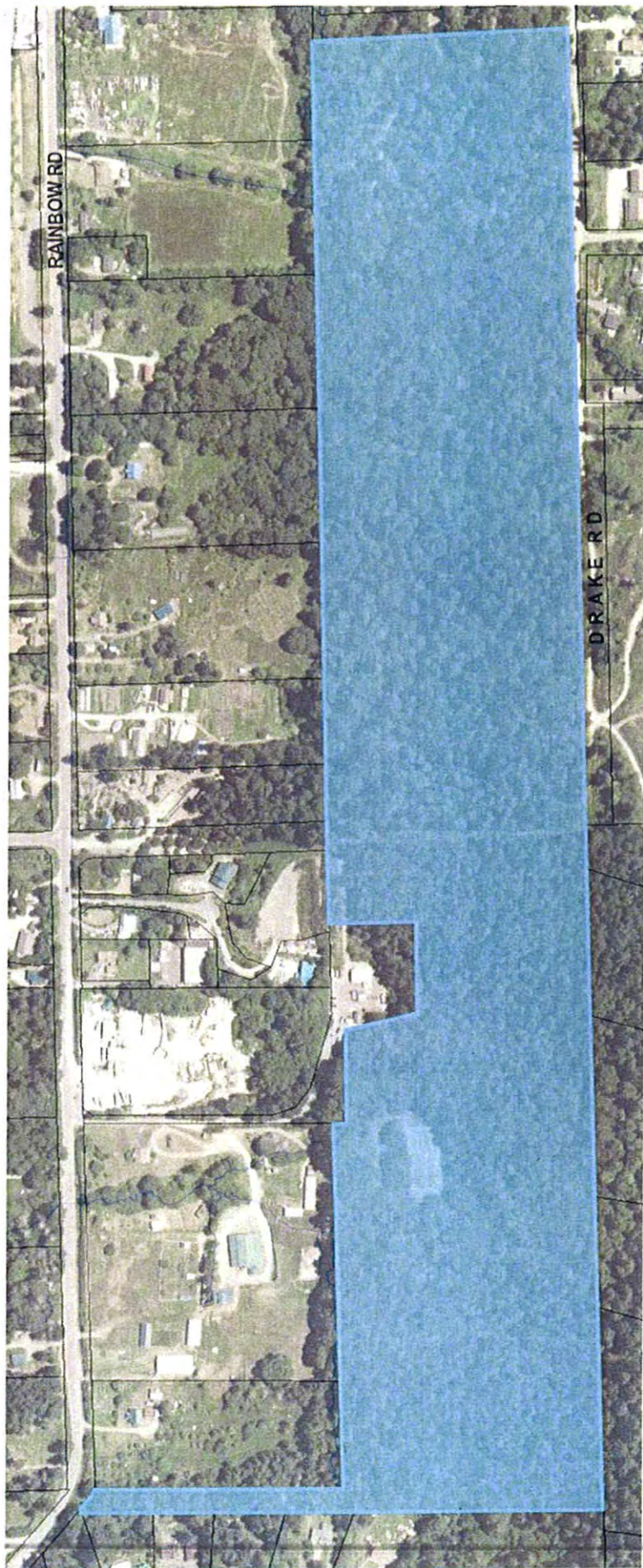
IAPC Recommended Areas to be Considered for Future Demand for IAPC zone uses

General Location	Proposed Zone (acres)					
	GE1	GE2	Marine Empl	Waste Mgmt	GE3	Total
Stewart Rd unused zoned lots		15			3	18
Robinson Rd unused zoned lot		1.44				1.5
Upper Ganges/Long Harbour Rd	13	2				15
Rainbow Rd/Atkins, inc unused zoned lots 345 Rainbow, 131 Knott		15		10	5	30
Mouats Park CF zoned land				19		19
Ganges Hill	3					3
Jackson Ave	2	6				8
Garner Rd/Fulford Ganges Rd, inc TUP site		14			3	17
Isabella/Musgrave	5					5
Burgoyne Bay				17		17
Fulford/Ganges/Beaver Point intersection – Ackerman lot portion	7	7				14
Sleggs Lumber old site		2				2
Total	30	62.5	0	46	11	149.5
Estimated Demand	3	17-22	TBD	40-45	10	70-80











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RULES GOVERNING THE HEARING OF DELEGATIONS BY THE SALT SPRING ISLAND COMMUNITY ECONOMIC DEVELOPMENT COMMISSION

- Under the CRD Procedural Bylaw, the Commission may, by *majority* vote, allow an individual or a delegation to address the meeting **on the subject of an agenda item.**
- Each speaker is required to complete this form and submit it to the Salt Spring Island Electoral Area office not less than two working days prior to the meeting.
- If you miss this deadline, you may still submit this form, however such requests will require *unanimous* approval.
- Each address shall be limited to five (5) minutes unless a longer period is agreed to by unanimous vote.

Submit form to Salt Spring Island Community Economic Development Commission

E-mail: ssicedc@crd.bc.ca

Fax: (250) 537-4456

Capital Regional District, 145 Vesuvius Bay Road, Salt Spring Island, BC V8K 1K3

I wish to address the: Salt Spring Island Community Economic Development Commission

AT THE MEETING OF Thursday Sept 10, 2015 at 4 AM/PM

ON AGENDA ITEM Provide overview of our project

NAME JOE AKERMAN & SEBASTIAN SILVA (WEST COAST ISLANDS' STEWARDSHIP & CONSERVANCY SOCIETY)

ADDRESS PO BOX 98, Fulford Harbour, V8K 2P2

I REPRESENT XWAAQW'UM TRADITIONAL USE PROJECT &

AS Director (JOE AKERMAN)
(Name of Organization if applicable)
(Capacity/Office)

TELEPHONE 250-653-9291 (JOE)

FAX

E-MAIL

akermanjoe@hotmail.com

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

Invitation from Darryl Martin to come address the Commission about the Bungayne Bay (Xwaaqw'um) Traditional use project (First Nations culture, youth & potential eco-tourism culture-based)
(If more space is required, please attach an additional page to this form.)

Sept 1, 2015
Date

[Signature]
Signature

(SEBASTIAN)
250-686-2363

RECEIVED MAY 29 2015

Salt Spring Island Community Economic Development Commission
Agenda September 29, 2015
Item 5.1

CEDC Expenses - John Tylee

Prototypes of 2015 Actions Report

Apple	\$ 7.25 (1)
Apple	62.72 (2)
Subtotal	\$ 69.97

Presentation to Trust Council, Gabriola

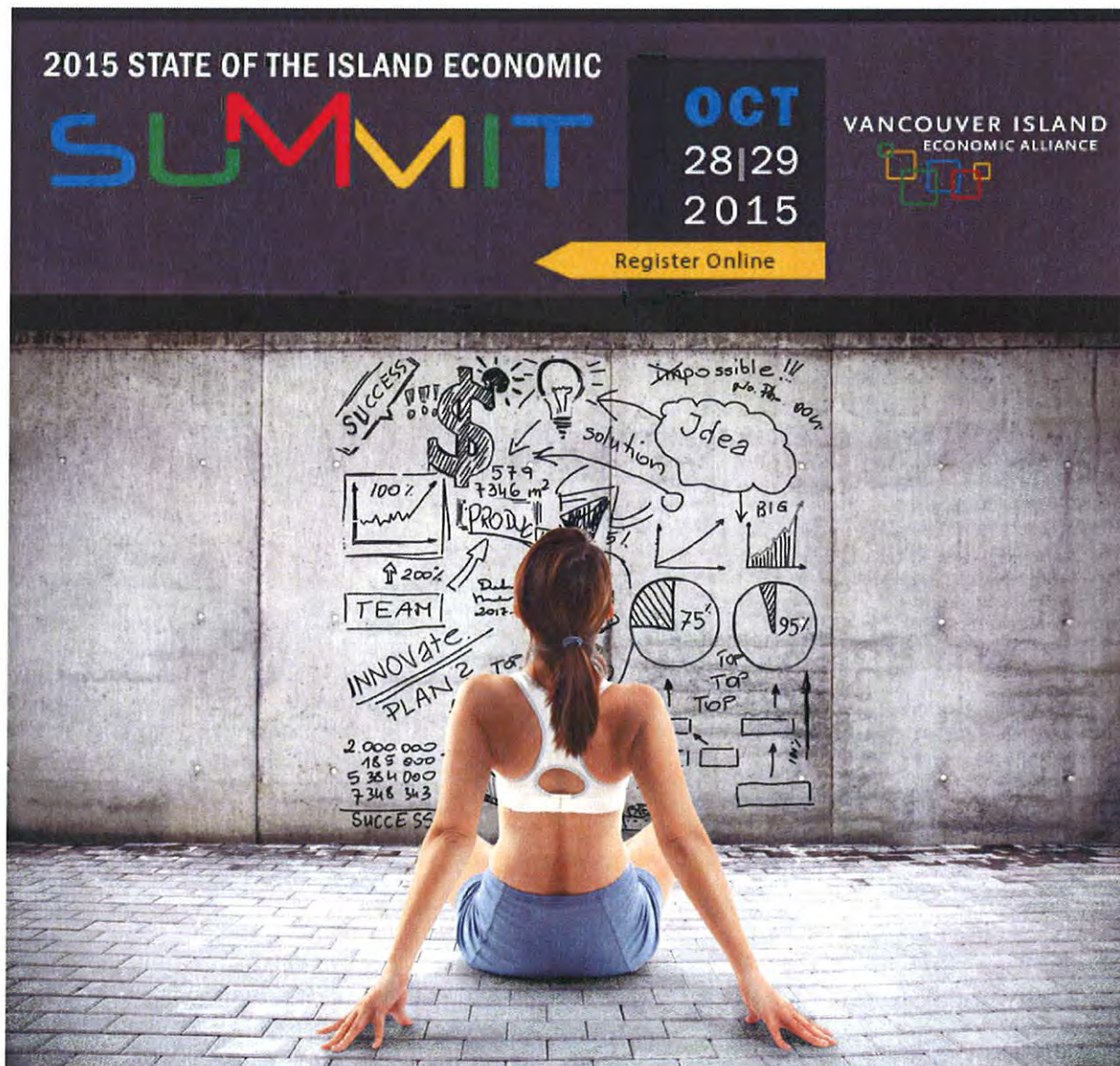
Ferries	\$ 47.20 (3, 4)
B&B	99.00 (5)
Car to Gabriola (80km x 2 x 50c)	80.00
Subtotal	\$226.20

GRAND TOTAL	\$296.17
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APPROVED: _____ DATE: _____
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Social Innovation in the Business Sector

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Business Models & Community Leadership

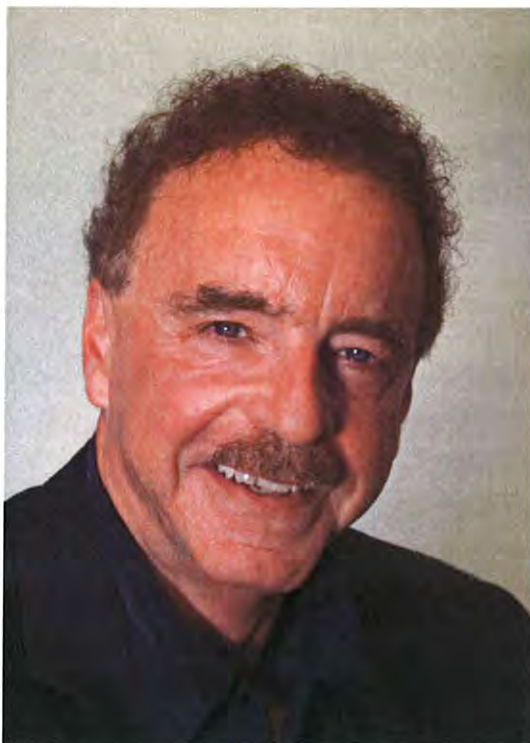
Business is increasingly finding a role to play in social innovation using business models to address social or environmental causes. An experienced panel of community-minded business leaders will speak to their inspiration, challenges around financing their operations, and how they collaborate with other sectors. A discussion will follow on the potential for social innovation through the business sector in BC and the opportunities and challenges that lie ahead.

This panel, one of **16 topical sessions scheduled** for the two-day Summit, will feature Brian Roberts, Executive Director of **Cowichan Energy Alternatives**, Melanie Cadden,

General Manager of **Coco Cafe**, Lee Herrin, Executive Director of **Fernwood NRG**, and will be moderated by Fiona Friesen, Communications Specialist with Glue Solutions.

Only two days remaining for 'Early Bird' discounts!

Register for the 2015 Summit



Bonus Session - 'Come Aboard!'

Michael McLaughlin, Manager of **AHOY BC**, will lead a bonus session on how to increase your marine tourism economy.

Recreational ocean boating adds an estimated \$1.3 billion dollars directly to the BC economy annually and AHOY BC markets the coast of British Columbia as a boating destination.

Scheduled for 8:30am, October 28, the 'Come Aboard' presentation will precede the official opening of the **Summit** (10:30am) and is available to any registered Summit delegate. The session will identify opportunities for growth and show how businesses and communities can benefit from AHOY BC marketing initiatives.

Register NOW!

2015 Summit Sponsors





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2015 ECONOMIC SUMMIT SCHEDULE

Wednesday & Thursday, October 28 & 29, 2015 - The 9th Annual State of the Island Economic Summit will convene at the Vancouver Island Conference Centre (www.viconference.ca) in downtown Nanaimo.

2015 Program Outline

See clickable details below and to the right.

Sign up to receive the latest Summit news.

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-2015 Program Outline- Details are clickable below.

Follow us on Twitter - #VISummit

Watch for program announcements. 'Early Bird' registration savings are now available through July 31.

WEDNESDAY, OCTOBER 28 - DAY ONE

- 10:30 AM TRADESHOW OPENS
- 12:00 PM OPENING LUNCHEON WITH CANADIAN WESTERN BANK
- 1:30 PM FOUR CONCURRENT SESSIONS:
- 3:00 PM TRADESHOW - NETWORKING BREAK
- 3:30 PM FOUR CONCURRENT SESSIONS
- 5:00 PM TRADESHOW COCKTAILS - NETWORKING
- 6:30 PM SUMMIT DINNER WITH PLATINUM SPONSOR NEDC

THURSDAY, OCTOBER 29 - DAY TWO

- 7:00 AM TRADESHOW OPENS
- 7:30 AM BREAKFAST PRESENTATION WITH VIU
- 9:00 AM FOUR CONCURRENT SESSIONS:
- 10:00 AM TRADESHOW - NETWORKING BREAK
- 10:30 AM FOUR CONCURRENT SESSIONS
- 12:00 PM CLOSING LUNCHEON WITH PREMIER SPONSOR MNP
- 2:00 PM 9TH ANNUAL 'STATE OF THE ISLAND' ECONOMIC SUMMIT CONCLUDES.

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