



Making a difference...together

SALT SPRING ISLAND COMMUNITY ECONOMIC DEVELOPMENT COMMISSION

Notice of Meeting on **Monday, January 13, 2020 at 3:00 PM**
SSI Public Library, 129 McPhillips Ave, Salt Spring Island, BC

Gary Holman	Francine Carlin	Holly MacDonald	Jason Griffin
Randy Cunningham	Janice Harkley	Daniel Wood	

(r) regrets

AGENDA

1. Election of Chair and Vice Chair
2. Approval of Agenda 1-3
3. Adoption of Minutes of October 21, 2019 4-7
3. Delegation/Presentation
4. Director, Chair and Commissioner Reports *(refer to submitted reports in Agenda Package-Discussion to focus on top of mind issues presented in the reports)*
 - 4.1 Director
 - 4.2 Chair 8-10
 - 4.3 Commissioner Reports
 - 4.4 Communication & Digital Media 11-14
 - 4.5 Islands Trust Update - Laura Patrick
 - 4.6 Chamber of Commerce Update – Li Read
5. Outstanding Business
 - 5.1 Salt Spring Island Regulatory Road Map – Roll Out
 - 5.2 Shared Business Services Progress
 - 5.3 CRD Board Follow-up on Community Futures and Island Coastal Economic Trust
 - 5.4 Project Funds Update 15
6. New Business
 - 6.1 Remedy Inequality in Home Owner Grant for Rural Southern Gulf Islands

Whereas:
The BC Home Owner Grant related to property tax is larger if a person(s) lives in a rural area. Unfortunately, the five Southern Gulf Islands do not receive the 'rural' grant because the CRD is excluded from the rural grant. This is another example of the rural Southern Gulf islands being penalized

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

by the Province for being incorrectly designated urban due to CRD inclusion.

Whereas:

All taxpayers, especially seniors, over 30% residing in the rural Electoral Areas of Salt Spring and Galiano, Mayne, Pender, Saturna, receive less Home Owner Grants than similar rural areas because of the CRD-urban designation. This is unfair and inequitable.

Therefore, Be It Resolved:

To call upon the Electoral Area Directors Salt Spring and the Southern Gulf Islands to move forward a resolution for the CRD Board to lobby the Minister of Finance and Premier Horgan, specifically to OFFICIALLY declare the five Southern Gulf Islands RURAL. Correcting this inequity for 2020 and beyond will ensure that the five rural Southern Gulf Islands receive their rightful allocation of the Home Owners Grant due rural Home Owners.

6.2 Innovation Centre for Rural Sustainability

6.3 Protecting Our Rural Island Community Character

Whereas:

The lack of housing options for the working people of Salt Spring Island is threatening the community character of the island. The cost of housing is increasingly more expensive and out of reach for most working families. With the land values in nearby urban centres skyrocketing and the exemption from BC's Speculation and Vacancy Tax, Salt Spring Island is and will continue to experience increased development pressure. If the development is out of reach of working families, who is driving it?

Whereas:

The Trust Council Policy Statement includes directive policies for sustainable communities including:

5.2.4 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address any potential growth rate and strategies for growth management that ensure that land use is compatible with preservation and protection of the environment, natural amenities, resources and **community character**.

5.8.6 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address their community's **current and projected housing requirements** and the long-term needs for educational, institutional, community and health-related facilities and services, as well as the cultural and recreational facilities and services.

Whereas:

Salt Spring Island's Official Community Plan contains housing polices, including:

B.2.2.2.1 The Local Trust Committee will initiate a Housing Needs Assessment, to be updated regularly and on the basis of which the Local Trust Committee may establish priorities for consideration of affordable housing applications.

B.2.2.2.2 The Local Trust Committee, in cooperation with the Capital Regional District and the community, should work to **establish a target level for the percentage of rented and owned affordable housing units in the total housing stock**, based on projected community housing needs.

Whereas:

The Salt Spring Island Local Trust Committee passed a motion on October 29, 2019 to support the Capital Regional District to apply for, receive, and manage Union of BC Municipalities grant funding to complete a housing needs report partnership with the Salt Spring Island Local Trust Committee with the following condition: that the CRD consult Islands Trust staff and Salt Spring Island local housing groups regarding the Terms of Reference.

This partnership is an opportunity to forecast and plan for the housing stock required to sustain a healthy community.

It is further understood that the Salt Spring Island Local Trust Committee passed in its December 17, 2019 meeting a motion to establish a working group to advise the Local Trust Committee on matters related to the development and implementation of a Salt Spring housing planning project and to provide advice and recommendations on policy and regulations to address housing needs across the housing continuum.

Therefore, Be It Resolved:

That the Salt Spring Island Community Economic Development Commission indicate its support of the Salt Spring Local Trust Committee's development and implementation of a housing planning project and offer to appoint a representative to the working group.

7. Next Meeting April 20, 2020 at 3:00 to 5:00 pm – SSI Public Library

8. Adjournment