



Making a difference...together

**Minutes of the Regular Meeting of the  
Salt Spring Island Community Economic Development Commission  
Held Monday January 27, 2020, in the Creekside Room 108 121 McPhillips Ave, Salt  
Spring Island, BC**

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**Present:**        **CRD Director:** Gary Holman  
                         **Commission Members:** Francine Carlin, Holly MacDonald, Randy Cunningham  
                         by phone, Jason Griffin, Daniel Wood  
                         **Staff:** Karla Campbell, Senior Manager; Tracey Shaver, Recording Secretary.  
                         **Absent:** Janice Harkley  
                         **Participants:** Li Read, SSI Chamber, Laura Patrick, Islands Trust

The meeting was called to order at 3:04 pm

**1. Election of Chair and Vice Chair**

Senior Manager Karla Campbell called the meeting to order at 3:04 pm with a call for nominations for the position of Chair.

Commissioner Griffin nominated Commissioner Carlin for the position of Chair. No other nominations were put forth; Francine Carlin accepted the position of chair and was voted in by acclamation.

Francine Carlin nominated Commissioner MacDonald for the position of Vice Chair. No other nominations were put forth; Holly MacDonald accepted the position of Vice Chair and was voted in by acclamation.

**2. Approval of Agenda**

**MOVED** by Commissioner Griffin, **SECONDED** by Commissioner MacDonald ,  
That the Salt Spring Island Economic Development Commission agenda of January 27,  
2020 be approved.

**CARRIED**

**3. Adoption of Minutes of October 21, 2019**

**MOVED** by Commissioner MacDonald, **SECONDED** by Commissioner Griffin,  
That the Salt Spring Island Economic Development Commission Minutes of October 21, 2019  
be approved.

**CARRIED**

**4. Delegation/Presentation-none**

**5. Director, Chair and Commissioner Reports** (*refer to submitted reports in Agenda Package-Discussion to focus on top of mind issues presented in the reports*)

**5.1 Director Holman briefly reported:**

- Alternative approval process (AAP) to fund a community safety initiative had double the votes needed to defeat; complex issue with need for interagency connectivity to respond as a community.
- New AAP process underway for regional housing – three way partnership for affordable housing projects.
- Working with Climate Action Group and Area Farm Plan – will be seeking input from CEDC.
- Vortex development proposal – SSIWPA working towards a review of Weston Lake water shed sustainability.

**5.2 Chair** – report attached; introduced new General Manager for the Southern Gulf Islands Tourism Partnership.

**5.3 Commissioner Reports-** none submitted

**5.4 Communication & Digital Media – 2019 Big Picture Overview**

Opportunity Salt Spring – running “portraits” of local businesses on exchange to promote what business, work and life can look like.

**5.5 Islands Trust Update - Laura Patrick** briefly reported on some of the various groups and activities she is involved with.

- Area Farm Plan
- Climate Action
- Industrial Land
- Housing
- Poverty reduction
- Islands Trust Budget online survey
- Regional approach to floating homes

**5.6 Chamber of Commerce Update – Li Read** briefly reported on Chamber activities

- Updating strategic plan
- Fractured information sources
- Lack of housing for working people (example- Country Grocer has about 106 workers of which 25 have no on island housing.)

**6. Outstanding Business**

**6.1 Salt Spring Island Regulatory Road Map – Roll Out**

- March target for roll out
- Electronic storey board
- Links and directions to regulatory agencies
- High level approach with little details will create a longer term tool
- To be reviewed by Islands Trust and CRD

**6.2 Shared Business Services Progress**

- Using remainder of dividend grant funding
- Hired planner/strategist

**6.3 CRD Board Follow-up on Community Futures and Island Coastal Economic Trust**

- Continue to push CRD Board for follow up
- Letters sent to Ministry in October
- Seek assistance from Adam Olsen

**6.4 Project Funds Update**

- Ongoing flow of work
- See project tracker on CRD Website

**7. New Business**

**7.1 Remedy Inequality in Home Owner Grant for Rural Southern Gulf Islands**

**MOVED** by Commissioner Carlin, **SECONDED** by Commissioner Griffin,

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 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:

That the Salt Spring Island Community Economic Development Commission call upon the Electoral Area Directors to move forward a resolution for the CRD Board to lobby the Minister of Finance and Premier Horgan specifically to officially designate the CRD Electoral Areas as 'rural' for the purposes of the provincial Home Owners Grant; further it is called upon the CRD Board to submit a motion to UBCM for September 2020 to correct this inequity.

**CARRIED**

**7.2 Innovation Centre for Rural Sustainability**

No discussion

**7.3 Protecting Our Rural Island Community Character**

- Seeking representative from CEDC to appoint to working group

**MOVED** by Commissioner Carlin, **SECONDED** by Commissioner MacDonald,

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.

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

**9. Adjournment**

**MOVED** By Commissioner Griffin, **SECONDED** by Commissioner Carlin,  
That the meeting adjourn at 4:40 pm.

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**CHAIR**

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**SENIOR MANAGER**