

Meeting Minutes - Draft

Salt Spring Island Local Community Commission

Thursday, January 16, 2025

9:00 AM

SIMS Boardroom
124 Rainbow Road
Salt Spring Island BC

PRESENT:

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

STAFF: S. Henderson, Senior Manager, Real Estate, SGI Administration, LCC, D. Ovington, Senior Manager, SSI Administration, D. Olafson, Manager, SSI Engineering (EP), M. Williamson, Committee Clerk, (Recorder)

EP- Electronic Participation

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

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

1. Territorial Acknowledgement

D. Ovington provided a Territorial Acknowledgement.

2. Election of SSI Local Community Commission Chair

The Senior Manager, Salt Spring Island Administration, D. Ovington called for nominations for the position of Chair of the Salt Spring Island Local Community Commission for 2025.

Commissioner Baker nominated Commissioner Rook. Commissioner Rook accepted the nomination.

D. Ovington called for nominations a second time.

D. Ovington called for nominations a third time.

Hearing no further nominations, the Senior Manager, Salt Spring Island Administration declared Commissioner Rook Chair of the Salt Spring Island Local Community Commission by acclamation.

3. Election of SSI Local Community Commission Vice Chair

The Chair called for nominations for the position of Vice Chair of the Salt Spring Island Local Community Commission for 2025.

Commissioner Corno nominated Director Holman. Director Holman accepted the nomination.

Commissioner Rook called for nominations a second time.

Commissioner Rook called for nominations a third time.

Hearing no further nominations, the Chair declared Director Holman Vice Chair of the Salt Spring Island Local Community Commission by acclamation.

4. Approval of Agenda

MOVED by Director Holman, **SECONDED** by Commissioner Baker,
That agenda for the January 16, 2025, meeting of the Local Community Commission be approved as amended by replacing the word “onside” with the word “onsite” after the words “2) Provide a porta potty” and before the words “accessible 24 hours per day” on page 42 of the agenda package.
CARRIED

5. Adoption of Minutes

5.1. Minutes of November 19, 2024 - December 5, 2024 Salt Spring Island Local Community Commission

MOVED by Director Holman, **SECONDED** by Commissioner Baker,
That the minutes of November 19, 2024 meeting be adopted as amended, with the following amendments.
-That the word “North” be added after the words “...include Islands Trust and” and before the words “Salt Spring Water District staff”
-That the words “where there isn’t existing zoning” be added after the words “...outside of the service districts” and before the words “ -Agencies need to have conversations...”

AND

That the minutes of the following meetings be adopted as presented:
-November 21, 2024 Meeting
-December 05, 2024 Special Meeting
CARRIED

6. Chair, Director, and Commissioner Reports

Commissioner Rook spoke of the following items:

- Meeting with new Chief Building Inspector
- Touring of Fire Hall
- Special meeting regarding Salt Spring Local Community Commission (LCC) Budget approval

Director Holman spoke of the following items:

- Meeting with new Chief Building Inspector
- Article in the Driftwood
- Ongoing and upcoming capital projects
- Funding for year-round shelter on Salt Spring Island
- Rural Housing Program
- BC Ferries Advisory Committee
- Brackett Springs property

Commissioner Baker spoke of the following items:

- Ask Salt Spring
- Road line painting in the winter

Commissioner Webster spoke of the following items:

- Salt Spring Solution Housing Roundtable
- BC Ferries Advocacy

7. Senior Manager Report

D. Ovington spoke regarding Salt Spring Engineering staff vacancies.

S. Henderson provided information on:

- The Board reviewed for information the LCC Strategic Plan and final plan is posted on the website
- Geotube trials
- Betterments grant application submitted
- Ministry of Transportation and Infrastructure communication

8. Presentations/Delegations

There were no presentation or delegations.

9. Commission Business

9.1. The Local Community Commissions Land Holding Authority

This report was received for information.

Discussion ensued regarding LCC land holding authority through services.

9.2. Project Tracker Quarterly No. 17, 2024

This report was received for information.

Discussion ensued regarding the Project Tracker.

9.3. Motion Tracker

This report was received for information.

Discussion ensued regarding the Motion Tracker.

9.4. SIMS Energy Audit and HVAC Conceptual Design

This report was received for information.

Discussion ensued regarding the SIMS Energy Audit.

9.5. SSI Centennial Park Washroom Operation

MOVED by Director Holman, **SECONDED** by Commissioner Corno,
That the Salt Spring Island Local Community Commission requests that staff
continue to operate the Centennial Park washroom by opening the facility each
morning, closing larger washrooms in the afternoon during the off season and
keep the universal washroom open overnight on a trial basis.

CARRIED

OPPOSED Baker, Webster

10. Notice(s) of Motion

10.1. Motion with Notice: Identifying Development Potential in Service Area
Advocacy (G. Holman)

MOVED by Director Holman, **SECONDED** by Commissioner Corno,
That the Salt Spring Island Local Community Commission recommends that the
SSI Local Trust Committee (LTC) identify the existing development potential (i.e.,
allowed by current zoning, including suites and cottages) on Agricultural Land
Reserve (ALR) and non-ALR land within the North Salt Spring Waterworks District
Maxwell Lake service area.

CARRIED

10.2. Motion with Notice : Identifying Properties Allowing Suites and Cottages
Advocacy (G. Holman)

MOVED by Director Holman, **SECONDED** by Commissioner Baker,
That the Salt Spring Island Local Community Commission recommends that the
SSI Local Trust Committee (LTC) identify the number of properties on which
suites and cottages are allowed by current zoning for SSI, on Agricultural Land
Reserve (ALR) and non-ALR land, but outside the North Salt Spring Waterworks
District service area.

CARRIED

10.3. Motion with Notice: SSI Grant-in-aid Operating Policies (B. Webster)

**MOVED by Commissioner Webster, SECONDED by Commissioner Baker,
That consideration of the Motion with Notice be deferred to a future meeting.
CARRIED**

10.4. Notice of Motion: BC Ferries Advocacy (B. Webster)

[At the Jan 16, 2025 Salt Spring Local Community Commission meeting, the following notice was read by Commissioner Webster into record to be discussed at a following meeting:]

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

1. Write to BC Ferry Corporation to request that BC Ferries consult on an ongoing basis with the LCC on its plans and priorities for Salt Spring Island ferry services.
2. Invite Salt Spring Island community members to provide the LCC with suggestions for BC Ferries-related advocacy.
3. Discuss, at a future LCC meeting, priorities for BC Ferries-related advocacy.”

11. Motion to Close Meeting

11.1. Motion to Close Meeting

**MOVED by Director Holman, SECONDED by Commissioner Corno,
That the meeting be closed for discussion of acquisition/disposition that could
reasonably be expected to harm the interest of the Electoral Area under Section
90(1) (e) of the Community Charter. [1 items].
CARRIED**

**MOVED by Commissioner Rook, SECONDED by Commissioner Corno,
That the meeting be closed for consideration of information received and held in
confidence relating to intergovernmental negotiations under Section 90(2)(b) of
the Community Charter. [1 items].
CARRIED**

The Salt Spring Island Local Community Commission moved to the closed session at 11:06pm.

The Salt Spring Island Local Community Commission recessed from its closed session at 11:50pm without report.

**MOVED by Director Holman, SECONDED by Commissioner Baker,
That the meeting be extended past the 3-hour scheduled time.
CARRIED**

The Salt Spring Island Local Community Commission returned to the closed session at 11:51pm.

Commissioner Webster left the meeting at 1:18pm

The Salt Spring Island Local Community Commission rose from its closed session at 1:18pm without report.

12. Adjournment

**MOVED by Director Holman, SECONDED by Commissioner Baker,
That the Local Community Commission adjourn the meeting at 01:18pm.
CARRIED**

CHAIR

SENIOR MANAGER