

# Salt Spring Island Housing Action Long List

**MAY 2026** – FOR REVIEW BY LLC MEMBERS

This long list for housing action items is compiled from ideas generated through:

- **Public and targeted engagement** undertaken during the SSI Integrated Housing Strategy project (2025-2026)
- A comprehensive **background review** of housing planning on Salt Spring Island to date and the actions recommended from those documents, including:
  - *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)*
  - *Island Trust Housing Challenges and Solutions Project – Housing Working Group Report (2020)*
  - *Salt Spring Island Community Affordable Housing Strategy (CAHS) (2011)*
  - *Salt Spring Solutions Report Card*
  - *Common Ground Summit*
- **Input from CRD and Islands Trust staff**

The next steps will be to:

- Validate the long list through this current round of targeted engagement with LLC, infrastructure providers, and other partners
- Identify ownership, timelines, and priority levels for the chosen actions
- Develop an action plan and implementation framework for the chosen actions.

*Please note these actions are in draft form.*

## LONGLIST ACTIONS

	Type of Tool	Action	Where would this help?
1.	Land Use Policy Changes / Enabling Housing Development	Amend the Salt Spring Island Official Community Plan Bylaw and Land Use Plan Bylaw to allow secondary suites and accessory dwelling units (ADUs) in all zones that allow residential use (excluding short-term rentals) in locations with existing servicing and/ or with servicing potential.	Enables development. Optimizes current housing stock/ incentives for renovation.
2.	Land Use Policy Changes / Enabling Housing Development	Amend the Salt Spring Island Official Community Plan Bylaw and Land Use Plan Bylaw to allow tiny home villages and tiny home mobile parks in locations with appropriate servicing capacity.	Enables new development. Enables housing that reflects the character and values of SSI.
3.	Land Use Policy Changes / Enabling Housing Development	Amend the Land Use Plan Bylaw to incorporate a flexible/Homeplate zoning model 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.  The number of permitted dwellings on flexibly zoned lots would be limited by lot size, combined floor area ratio (FAR), and servicing infrastructure capacity.	Support new development, particularly on larger and more rural lots. Supports cluster housing types.
4.	Land Use Policy Changes / Enabling Housing Development	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: <ul style="list-style-type: none"> <li>• A percentage of the additional density as affordable housing secured through a housing agreement</li> <li>• Improved ecological standards such as energy efficiency features</li> </ul> <p>This program could also secure cash-in-lieu of affordable units which could go into a reserve fund to use for affordable housing projects.</p>	Generate funds for future provision of housing. Protect affordable units through agreements. Incentivise ecological-conscious building. Incentivising appropriate new development.

5.	Land Use Policy Changes / Enabling Housing Development	<p>Review Salt Spring Island Official Community Plan Bylaw and Land Use Plan Bylaw to ensure policies enable preferred typologies and tenure options.</p> <p>This action could be supplemented by a Development Permit Area Form and Character Guideline to ensure community character is maintained in new housing developments.</p>	<p>Enables the creation of diverse housing types that reflect the character and values of SSI</p> <ul style="list-style-type: none"> <li>- Garden suites</li> <li>- Secondary suites</li> <li>- House-plex</li> <li>- Boarding houses</li> <li>- Small-scale multi-unit housing</li> <li>- Housing for specific populations such as seniors, staff, low-income, etc.</li> </ul>
6.	Land Use Policy Changes / Enabling Housing Development	<p>Amend the Land Use Bylaw to enable the strata conversion of detached ADUs by a homeowner.</p>	<p>Supports clustered housing. Supports pathways to home ownership within existing and future housing stock.</p>
7.	Land Use Policy Changes / Enabling Housing Development	<p>Amend the Salt Spring Island Official Community Plan Bylaw and Land Use Plan Bylaw to support residential use in existing commercial zones.</p>	<p>Allows housing to be built in more areas.</p>
8.	Land Use Policy Changes / Enabling Housing Development	<p>Amend the Salt Spring Island Official Community Plan Bylaw and Land Use Plan 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.</p>	<p>Promotes reconciliation with First Nations Supports diverse housing options for cultural activities. <i>This action comes from First Nations engagement and a desire to see housing built for seasonal cultural activities.</i></p>
9.	Land Use Policy Changes / Enabling Housing Development	<p>Amend the Salt Spring Island Official Community Plan Bylaw and Land Use Plan Bylaw to support year-round use in campsites under conditions that support local employment.</p>	<p>Optimizes current housing stock and serviced locations. Supports actions that could be done quickly, even as temporary for individuals/families. Supports local employers and employees.</p>
10.	Land Use Policy Changes / Enabling Housing Development	<p>Enable increased density in pre-zoned areas near Ganges where servicing is already available, and amenities such as commerce, transit and active transportation, schools, and community amenities already exist.</p>	<p>Supports complete communities and focusing density in Ganges. Could support projects such as:</p> <ul style="list-style-type: none"> <li>- Drake Road</li> <li>- Kings Lane</li> <li>- Boarding houses</li> <li>- IWAV proposed housing</li> </ul>

11.	Approvals and Regulations	<p>Conduct an evaluation of the existing development approvals process to ensure alignment and coordination among the CRD, NSSWD, and IT.</p> <p>This evaluation can be led by a Working Group of cross-agency local government staff and elected officials.</p>	<p>Improving collaboration and governance processes. Working Group to include:</p> <ul style="list-style-type: none"> <li>- Islands Trust</li> <li>- Building Inspection</li> <li>- Water purveyors</li> <li>- Sewer purveyors</li> <li>- Island Health</li> <li>- MOTT</li> <li>- Fire Dept</li> </ul> <p><i>Note that these groups have been engaged in the process and will be part of final review of this plan to ensure that the actions relevant to them are within their organizations directives.</i></p>
12.	Approvals and Regulations	<p>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.</p>	<p>Supports plan goals of improving collaboration and governance, providing tools to support land and homeowners to be part of the solution., and optimizing existing stock.</p> <ul style="list-style-type: none"> <li>- Example is new building permitting guidelines tool from CRD</li> <li>- Working Group to continue to seek ways to align and communicate their policies</li> </ul>
13.	Advocacy Efforts	<p>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.</p>	<p>Supports deeper affordability by reducing costs to build, shows community and political support for housing projects.</p>
14.	Advocacy Efforts	<p>Prepare Advocacy Strategy to coordinate advocacy efforts for housing supports from Provincial and Federal governments.</p>	<p>Improving collaboration and coordination</p>
15.	Incentives and Supports for Affordable Housing Projects	<p>Continue the CRD's ADU Incentive program and expand to include minor renovations or other expenses related to renting out rooms.</p>	<p>Supports optimization of existing housing stock.</p>
16.	Incentives and Supports for Affordable Housing Projects	<p>Explore opportunities for the LCC to provide economic development grants.</p> <p>Opportunities include:</p>	<p>Supports optimization of existing housing stock.</p>

		<ul style="list-style-type: none"> <li>• Explore feasibility of an incentive program to support the legalization or upgrade of existing informal or unpermitted housing to safe, permitted units.</li> <li>• Promoting employee housing</li> <li>• Consider modest funding for minor renovations for sharing single family homes, existing ADUS, or boarding houses owned by local community groups.</li> <li>• Provide top-up PDF funding via to affordable housing projects</li> </ul>	
17.	Incentives and Supports for Affordable Housing Projects	Consider reduced development fees for affordable housing.	Build more affordable units by through subsidization of projects (reduction of fees).
18.	Delivery of Affordable Housing	Develop a business case to explore the feasibility of a Salt Spring Island Housing Authority or Land Trust that could develop, own, and operate housing for Salt Spring Island. This organization could also hold land and work with local non-profits to operate the housing.	Develop and retain affordable housing.
19.	Delivery of Affordable Housing	Develop a business case to explore the feasibility and role of a Housing Planner/Coordinator/Facilitator for Salt Spring Island.	Develop and retain affordable housing. Enable development of housing.
20.	Delivery of Affordable Housing	Identify surplus publicly owned land that could be used for affordable non-market housing development	Build more affordable units by through subsidization of projects.
21.	Delivery of Affordable Housing	Explore partnerships to activate surplus lands for affordable non-market housing including: <ul style="list-style-type: none"> <li>• Non-profit housing providers and local social services</li> <li>• Local businesses</li> <li>• CRD Housing Authority</li> <li>• All interest holding First Nations</li> </ul>	Build more affordable units by through subsidization of projects (provision of land).
22.	Infrastructure	<b>NO ACTION YET</b> - Need to confirm with existing infrastructure providers that upgrades are needed to support 2008 zoning build out.	

23.	Communications, Engagement, and Education	Provide forum to convene existing housing operators for collaboration and information sharing on an infrequent but regular basis	Improved collaboration, data collection and sharing.
24.	Communications, Engagement, and Education	<p>Develop an ongoing Engagement Plan to help ensure interested and affected parties including local non-profits, local businesses, vulnerable groups, and persons with lived experience of housing need are engaged as the Strategy is put into action.</p> <p>This plan could include strategies to share existing data with the community that has been requested (water system mapping, domestic water usage trends, previous water optimization studies)</p>	<p>Development is planned on data.</p> <p>People are provided with the tools they need to be part of the solution.</p> <p>The whole community works together and is well informed.</p>
25.	Data Collection and Monitoring	<p>Develop a monitoring framework that continually tracks housing and related data to understand progress towards Salt Spring's vision for housing.</p> <p>This will include data on growth trends and projections, fresh water supply, infrastructure, and development rate.</p>	Development is planned on data.
26.	Data Collection and Monitoring	Convene periodic meetings of relevant government agencies, affordable housing providers and funders to share information and facilitate collaboration. (LCC with support from CRD RHP).	Improved collaboration and governance.