

## Meeting Minutes - Draft

### Salt Spring Island Local Community Commission

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Thursday, February 12, 2026

5:00 PM

SIMS Boardroom  
124 Rainbow Road  
Salt Spring Island BC

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PRESENT:

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

STAFF: S. Henderson, General Manager, Electoral Area Services; D. Ovington, Senior Manager, SSI Administration, SSI Parks and Recreation; L Taylor, Receptionist, (Recorder)

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

The meeting was called to order at 05:00 pm.

#### 1. Territorial Acknowledgement

Commissioner Rook provided a Territorial Acknowledgement.

#### 2. Approval of Agenda

**MOVED by Director Holman, SECONDED by Commissioner Baker,  
That the agenda for the February 12, 2026, meeting of the Local Community  
Commission be approved as presented.  
CARRIED**

#### 3. Adoption of Minutes

3.1. Minutes of November 13, 2025 Salt Spring Island Local Community Commission

**MOVED by Commissioner Webster, SECONDED by Director Holman,  
That the minutes of the November 13, 2025, meeting be adopted as circulated.  
CARRIED**

#### 4. Chair, Director, and Commissioner Reports

Commissioner Baker spoke towards volunteer and non-profits.

Director Holman spoke of the following items:

- Kings' lane funding awarded
- CRD building inspection fee structure changes

## 5. Senior Manager Report

There was no Senior Manager report.

## 6. Presentations/Delegations

There were no presentations or delegations.

## 7. Commission Business

### 7.1. Salt Spring Island Foundation Grants-In-Aid Review Committee

**MOVED** by Commissioner Webster, **SECONDED** by Director Holman,  
That the Salt Spring Island Local Community Commission appoint Commissioner  
Baker to sit on the Community Grants -Grant-in-Aid Review Committee.  
**CARRIED**

### 7.2. Ganges Fire Hall Repurposing Evaluation

**MOVED** by Director Holman, **SECONDED** by Commissioner Corno,  
That the Salt Spring Island Local Community Commission requests that staff  
retain a consultant to complete a Needs Assessment, community consultation and  
First Nations engagement to gather additional information to determine the  
future uses of the former Ganges Firehall site located at 105 Lower Ganges Road  
and that staff report back on potential interim uses of the Ganges Firehall while  
future uses are being determined.  
**CARRIED**

**7.3. Islands Trust Draft Policy Statement**

**MOVED** by Director Holman, **SECONDED** by Commissioner Corno,  
That the Salt Spring Island Local Community Commission (LCC) include the  
following point in the LCC recommendation on the proposed Bylaw No.183,  
Islands Trust Policy Statement:

1. That the policy statement makes more explicit the essential role of draft policy  
3.4.9. Existing Development Potential in reducing the potential for subdivision  
and development in more isolated and rural areas of the Islands, there by  
enabling the redirection of future development away from those areas and  
towards existing/urban areas. We also recommend that this policy be made a  
directive policy.

**CARRIED**

**MOVED** by Commissioner Baker, **SECONDED** by Director Holman,  
That the Salt Spring Island Local Community Commission (LCC) include the  
following point in the LCC recommendation on the proposed Bylaw No.183,  
Islands Trust Policy Statement:

2. Add a policy statement to foster preservation and protection of the trust areas  
ecosystems with all housing directives.

**DEFEATED**

**OPPOSED:** Corno, Rook, Webster

**MOVED** by Director Holman, **SECONDED** by Commissioner Baker,  
That the Salt Spring Island Local Community Commission (LCC) include the  
following point in the LCC recommendation on the proposed Bylaw No.183,  
Islands Trust Policy Statement:

2. Where appropriate, Island Trust should ensure Island Trust policies include  
“collaboration with other agencies required to achieve policy goals”. Eg. Waste  
water, roads, recreation, street lighting, active transportation.

**CARRIED**

**MOVED** by Director Holman, **SECONDED** by Commissioner Baker,  
That the Salt Spring Island Local Community Commission (LCC) include the  
following point in the LCC recommendation on the proposed Bylaw No.183,  
Islands Trust Policy Statement:

3. Regarding policy 2.3.4. add “and policies” at the end of the statement.

**CARRIED**

**MOVED** by Director Holman, **SECONDED** by Commissioner Corno,  
That the Salt Spring Island Local Community Commission (LCC) include the  
following point in the LCC recommendation on the proposed Bylaw No.183,  
Islands Trust Policy Statement:

4. Regarding policy 3.4.11.add the words “including affordable housing” to the  
end of the statement.

**CARRIED**

**MOVED** by Director Holman, **SECONDED** by Commissioner Corno,  
That the Salt Spring Island Local Community Commission (LCC) include the

following point in the LCC recommendation on the proposed Bylaw No.183, Islands Trust Policy Statement:

5. In the glossary define affordable and attainable housing.

**CARRIED**

**MOVED** by Commissioner Webster, **SECONDED** by Commissioner Baker, That the Salt Spring Island Local Community Commission (LCC) include the following point in the LCC recommendation on the proposed Bylaw No.183, Islands Trust Policy Statement:

6. That draft policy 3.5.11. Protection of Agricultural Lands be revised to read: "Identify and protect lands within the agricultural land reserve and other agricultural lands as defined by the BC ministry of Agriculture for current and future use for agriculture".

**CARRIED**

**MOVED** by Commissioner Webster, **SECONDED** by Commissioner Baker, That the Salt Spring Island Local Community Commission requests the Capital Regional District board to convey to Islands Trust Council the following recommendations to proposed Bylaw No.183, Islands Trust Policy Statement:

1. That the policy statement makes more explicit the essential role of draft policy 3.4.9. Existing Development Potential in reducing the potential for subdivision and development in more isolated and rural areas of the Islands, there by enabling the redirection of future development away from those areas and towards existing/urban areas. We also recommend that this policy be made a directive policy.

2. Where appropriate, Island Trust should ensure Island Trust policies include "collaboration with other agencies required to achieve policy goals". Eg. Waster water, roads, recreation, street lighting, active transportation.

3. Regarding policy 2.3.4. add "and policies" at the end of the statement.

4. Regarding policy 3.4.11.add the words ",including affordable housing" to the end of the statement.

5. In the glossary define affordable and attainable housing.

6. That draft policy 3.5.11. Protection of Agricultural Lands be revised to read: "Identify and protect lands within the agricultural land reserve and other agricultural lands as defined by the BC ministry of Agriculture for current and future use for agriculture".

**CARRIED**

## 8. Notice(s) of Motion

**MOVED** by Director Holman, **SECONDED** by Commissioner Corno, That consideration of agenda items. 8.1., 8.2., 8.3., 8.4. be postponed to next regular meeting.

**CARRIED**

## 9. Adjournment

**MOVED** by Director Holman, **SECONDED** by Commissioner Corno, That the Local Community Commission adjourns the meeting at 6:59pm.

**CARRIED**

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**CHAIR**

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**SENIOR MANAGER**