



## SOUTHERN GULF ISLANDS FORUM

### MEETING NOTES from Monday December 12, 2022

- **8:30 – 8:35: Welcome/acknowledgement** (5mins):
- **8:35– 8:40: Check-in – new attendees** (5mins):
  - In attendance:
    - Adam Olsen, MLA, Saanich North and the Islands
    - Laura Patrick, Salt Spring Island Trustee
    - Lisa Gauvreau, Galiano Island Trustee
    - Dag Falck, South Pender Island Trustee
    - Timothy Peterson, Chair of SSI and Galiano Local Trustee Committees
    - Paul Brent, SGI CRD Director
    - Kristina Peszel, South Pender Island Trustee
    - Deb Morrison, North Pender Island Trustee
      - Staff:
        - Alexa Lewis, office of MP Elizabeth May
        - William Kelly, office of MLA Adam Olsen - Note-taker
- **8:40 – 9:15: Discussion** (35mins):
  - ACTION ITEMS from last meeting:
    - The last meeting was held September 26 - prior to municipal elections, to thank elected officials who were retiring and those running again, for their service to communities and working together in this Forum.
  - Meeting Notes:
    - Laura Patrick: Trust may function better this time
    - AO: And motion to the province, was that discussed?
    - LP: Ran out of tank time, pushed it back to March.
      - Think that the motion to the province and the ask for more money were misconstrued.
    - AO: FN not unlike local governments. Seeking funds.
      - I've always thought the most important relationships are those between your staff, administrative resilience,
    - Tim Peterson: This Wednesday, will meet with MUNI Minister Kang.
      - Understand they are coming with an agenda
      - Paul Brent
    - AO: Discussed this with my sister, the only govts notified of a requirement, but not given funds, are FN
      - It is a requirement of the Islands Trust to notify the 24 FN
      - It is a foregone conclusion that the IT can charge for an application
      - FN can't charge. Frustration on behalf of a local government, when an application goes in and 28 days later they ask for money to process it.
      - Applications languish, province takes money, but application sits there. Dock applications wait for ages. Some constits say if its a capacity issue with FN, then they'd pay that fee too!
    - Dag Falck: Has this been explained to the local govts?
      - I believe if a problem is identified then the important thing is communicating

- AO: This has been discussed for 10 - 12 years. Provincial government is well aware.
  - There is a variety of reasons this has hung up.
  - I wouldn't think the prov would be surprised.
- Paul: I understand \_\_\_\_ FN is working on a protocol agreement with BC Ferries. Big docks.
  - I think its an important point that waterfront areas are of critical importance to FN.
  - Sometimes I wonder that for every little thing, 24 - 38 referrals to FN, that it is incredibly inefficient.
  - You should be able to have some things, like a setback into an incursion, that don't trigger referrals.
- AO: Understanding staff needs between bureaucracies an important aspect of consolidating / streamlining if pursued. Difference between FN notable
  - Also imperative that staff have a functional relationship. Understanding each others needs, etc.
  - CRD / IT staff have a relationship with Province, the same should be with FN.
- Laura: Tiny homes on wheels.
  - Cowichan councilors are banding together to have a position on tiny homes on wheels.
  - Is there a desire to create a position?
- AO: Every time I take this to the BC Govt they say build it.
- Paul Brent:
  - We're enforcing against them.
  - CRD and IT seem to work together to enforce against tiny homes
  - We're doing our best at the CRD to try to convince CRD to convince province to lay low on enforcement.
  - We've got situations that are totally unacceptable.
  - On one half, a housing crisis, and a province booting people out of homes.
  - Its insane.
- AO: I agree.
 

Deb: A couple things:

  - With zoning, we need a defined thing that they are, and that the code allows the basic of health, fire safety, etc,
  - That is my reluctance to approve RVs, which are what they are currently zoned as. I won't go ahead with RVs, as they pose living hazards
  - Tiny homes, if built appropriately, then we could clearly say any building built to this code is zoned for this area. It would allow us to do a lot of stuff I would love to do
  - It is not affordable housing Victoria style, because that is NOT happening on Pender as long as I'm here
  - Don't want to zone for RVs, opens the door to things I think are unsafe
- Dag Falck: Interesting discussion.
  - For me its clear, the manufacture of tiny homes are already purchased with the stamp of approval from the building code.
  - Its zoning, and things like composting toilets. You can't put in composting toilets because of zoning or building code.
- Paul Brent: You can use a composting bag, but you have to dispose of solid waste, likely off island
  - Reality is we are facing a housing crisis, many people are living in RVs, etc.,
- Laura Patrick: We have a local advocate who is quite passionate.
  - The only way they're regulated is as RVs
- Deb Morrison: We have an affordable housing crisis, and a unique context, and we need the feds and province to work with us and not push back
- Laura Patrick: I will forward you a pilot from Adam created for the return of David Eby
- Morrison: I would zone stuff next fricking meeting if we could get something to point to

- Paul Brent: Lets forward that out to everyone
- AO: Lets hit more than the municipal affairs minister. Ravi Kahlon has been given a mandate, and he is going to be looking for creative solutions
  - I've met with Selina Robson, with others, and they say just build it.
  - Currently, if the difference is 4", then the difference is 4". The
- Deb Morrison: And not just you sending it Adam, and no offense but I think the local officials is the way to send things
- AO: Well no offense taken, I completely agree.
- Kristina: Can we take this to the trust council? Would it have more weight there
- Morrison: I would say no, because the Trust Council is the Islands Trust Act, but we should have the LTCs list it
- Kristina: I think we're asking for a change with how to do land use bylaws, which falls under the Trust Council
  - If we're looking for new fed/prov building codes
- Paul Brent: If we have 21 local trust committees signing on, its just as good as
- AO: I think it is in the end a function of the relationship between the local govt body and the Trust body is best, adds a ton of weight.
  - Indicates to the province to push a way forward.
  - I will continue to advocate this to Ravi Kahlon, even if meeting with
  - Not to go too far ahead, but for our next half day meeting it has been proposed we discuss housing. I am for that.
  - As we look forward to January, if there are any issues feel free to send them to Laura Parker, and we can begin to research it.
  - Of course recognizing that if anything comes up, don't wait until next month to talk about it.
  - Anything else for anyone to bring up in their first months?
  
- Gaugreau: How glad I am I came to this meeting, very informative.
- AO: Yes, well we use this to keep in touch with the council and
- Deb: Other things I've run against, transportation: Ferries, The Dip, preservation issues, helicopters I hate helicopters, the port authority is in this vein,
  - Then I don't know, Paul, can you think of things?
  - We're having a back and forth with one person here.
- AO: The water surrounding the islands is one that will easily slip through all of grasps, but our constituents will rightly point out it is all of our concerns
- Deb: I like that you just used the language of the act. People talk about advocacy and I dislike the word advocacy because it points to us having no power.
- AO: Dip is being fixed.
- Paul Brent: Last I heard it is being addressed end of January
  - And we're not going to forget about water are we Adam?
- AO: In BC, connecting any more than one house to a system requires a utility
  - In AB, you can have up to 15 units attached to a system and not require a utility
  - We had, Jake in my office, 5 ministries in a meeting, and it came down to Island Health enforcing provincial regulation which requires any more than 1 unit collecting rainwater to have a utility
  - Despite it being a method used across the world
- Kristina: But single families can use water catchment for single family use.
- AO: One way it could start is having funding from the govt to have built materials for these systems
- Deb: Paul I'm interested in discussing that with you
- AO: Contact Laura Parker

- Laura Patrick: Just to plant some seeds. The obvious answer is to move to a service under the CRD, and a regional service with SSI and the Gulf Islands, not just SSI.
  - A watershed protection, and a water provision.
  - We tend to separate water
  - CRD has their integrated water service, which is exactly what you're talking about
- AO: Well I like that idea, I can talk about that
  - Like I say with the islands when they say we're all unique, yep, uniquely the same.
- Adam calls the IT kids
  
- Dag Falck: I appreciate this forum, and I deeply miss at the Trust Council level having a conversation to just start things off. Even in this short little hour, so much information and pieces of the puzzle. Very valuable.
  - Thank you for allowing this kind of form
- Deb: And just to be clear, nothing personal Adam, its not just Adam and his staff, its the Islands Trust and we fought for funds
- AO: Two things, I am a believer in discussions, and there is money remaining in the budget.
  - So before the half day we will need to decide on how to proceed.
- Deb: It would help us to know when the date is before Trust Council, increases the opportunity for us to get funding again.

○ **9:15 – 9:30: Next Steps/Action Items (15mins):**

- Next regular meeting (second Monday of each month):
  - Monday January 9, 8:30 – 9:30am
    - Next host?
  - Thereafter, up to and including June 2023:
    - Feb 13, 2023, 08:30 AM
    - Mar 13, 2023, 08:30 AM
    - Apr 10, 2023, 08:30 AM
    - May 8, 2023, 08:30 AM
    - Jun 12, 2023, 08:30 AM
  
- ACTION ITEMS:
  - Meetings notes will be sent out before closing for Christmas
  - A reminder email and Agenda for the Jan 9<sup>th</sup> meeting will be sent out on Jan 6<sup>th</sup>
    - send items to be added to the agenda before then, to Laura Parker.