

**Our October 22 meeting will continue the conversation about what Salt Springers want:**

The **MicroEconomics** group will discuss the delicate balance between the need to thrive while maintaining our community's uniqueness.

Lions Hall, 7:00-9:00 p.m.

Doors open at 6:30 - Light refreshments

## **Salt Spring Community Alliance**

**September 24, 2018**

### **Framing and Prioritizing Questions for Candidates**

As a non-partisan grassroots community organization, our focus is to offer a space for respectful and safe community discussion, gathering of information, and deep examination of different ideas and points of view. Diversity of ideas and views is key.

Any member of the Salt Spring community is welcome to attend meetings, join a working group, engage with our Facebook page and/or sign on to our mailing list ([sscommunityalliance.org](http://sscommunityalliance.org)).

*We, as the Alliance, do not advocate for or endorse candidates, campaigns or specific solutions to community problems.*

**Our meetings are held on the 4th Monday of every month at the Lion's Hall, 7-9 pm.**

**Everyone is invited!**

The focus of the September 24 Community Alliance meeting was to identify and prioritize key questions designed to generate discussions with our candidates. Questions with the highest rankings have been submitted to the Islands Trust and Capital Regional District candidates for their thoughts. Other questions are included in Appendix I and II for community members to raise and discuss with candidates.

At the September 24, 2018 Community Alliance meeting, questions for candidates were developed and prioritized. Working Groups (Environment, Health, Governance, Infrastructure, MicroEconomics, Housing) presented an overview of the issues and questions they identified as most important. As a community, we acknowledge and appreciate the traditional territories of the Coast Salish people, specifically the Saanich, Cowichan, and Chemainus First Nations, who have stewarded this land for generations. In this light, we are pleased that we are also able to present some questions for candidates raised by engaged members of our First Nations.

Candidates have been asked the top-ranked questions (listed below.) Their answers will be posted on the website ([sscommunityalliance.org](http://sscommunityalliance.org)) and the Alliance's Facebook page. Additionally, the *Driftwood* will have access to candidates' answers and their answers to one question will be posted each day for 12 days in the *Exchange*.

While candidates have been asked the questions that were ranked as most important, all questions raised by our Working Groups, members of our community, and Coast Salish First Nations, been included in this report in Appendix I and II. It is hoped that these additional questions will offer community members a rich resource of issues to discuss with the candidates in their conversations with them.

**Process:** Questions were presented from each of the different Salt Spring Community Alliance Working Groups, along with a very clear rationale detailing why these particular issues and questions were selected. Participants at the meeting also had the opportunity to propose their own unique questions. (These questions are provided in Appendix I of this report.)

Participants reviewed and discussed all questions, suggested changes or merging of questions and then voted to determine the **top questions**, listed below:

## **Questions for Candidates**

### **First Nations' Questions**

1. What would you do to recognize the rights of indigenous peoples concerning the use, access and protection of unceded lands and resources, especially with archaeological, cultural, and historical sites?
2. The Islands Trust adopted the First Nations Engagement Principles Policy in 2016. What actions would you take to empower local First Nations to connect meaningfully with Salt Spring Island?

### **Community Alliance Questions**

#### **Governance:**

1. What is your opinion of the proposed establishment of an Inter-Agency Working Group (described in the Governance Working Group Discussion Paper) to improve coordination of local services, and what skills would you contribute to making it a success?
2. Do you have interest in finding alternatives to complaint-driven enforcement of bylaws? If yes, what alternatives would you suggest?
3. How will you use the numerous reports and knowledge currently available on Salt Spring's water stresses and vulnerabilities to resolve concerns and deliver safer, more sustainable, water to our residents?

#### **Health and Community:**

1. How would you support the proposed Salt Spring Community Health Centre so that it is completed in a timely and effective manner?

2. What would you do to bring the current Land Use Bylaws in line with the OCP's support for alternative housing options to allow innovative projects that support our most vulnerable community members and farmers (i.e. tiny homes, mental health housing, land sharing, cooperative housing?)

**Environment:**

1. CRD Only: When making a cost-benefit analysis for a capital project, how would you account for the environmental impacts of that project, and what priority would you place on minimizing these impacts?
2. How would you promote environmentally sustainable transportation on Salt Spring?
3. What are the top three challenges facing the natural environment of Salt Spring, and what steps would you take to address these challenges?

**Housing:**

1. Using the many valuable planning tools in the Islands Trust report, *Options for Affordable Housing-New Solutions to the Housing Crisis*, how would you address challenges to ensuring the affordability of housing in the short, medium, and long term?
2. How would you address and support the creation of a process to ensure that safe potable rainwater systems are installed on Salt Spring (e.g., Trust zoning and application regulations)?

## Appendix I

### Short Listed Questions Presented at the September Community Discussion

(See Appendix II for Full List of Questions.)

**First Nations:**

ALL: What actions would you take on Salt Spring to implement the Truth and Reconciliation Commission's recommendation to fully adopt the United Nations Declaration on the Rights of Indigenous People?

ALL: What would you do to recognize the rights of indigenous peoples concerning the use, access and protection of unceded lands and resources, especially concerning archaeological, cultural and historical sites?

ALL: The Islands Trust adopted the First Nations Engagement Principles Policy in 2016, what actions would you take to enable local First Nations to connect meaningfully with Salt Spring Island?

**Environment Working Group:**

ALL: What are the top three challenges facing the natural environment of Salt Spring Island and what steps would you take to address these challenges?

ALL: Given that rebuilding after a catastrophic flood or fire is more expensive than preparing for such events, what steps will you take to prepare Salt Spring for such events? (eg., budget and projects over the next four years?)

ALL: Biodiversity is significantly threatened by the overpopulation of deer and lack of natural predators, what steps would you take to encourage agencies with the appropriate jurisdiction to control the deer population?

CRD: When making a cost-benefit analysis for a capital project, how would you account for the environmental impacts of that project, and what priority would you place on minimizing these impacts?

TRUST: What changes would you make to the OCP to guide decisions to enhance the natural environment of Salt Spring Island?

TRUST: Knowing that climate warming is mitigated by forest growth and wild areas, what percentage of Salt Spring should be “natural” and what steps would you take to meet this goal?

### **Governance Working Group:**

ALL: What is your opinion of the proposed establishment of an Inter-Agency Working Group as described in the Community Alliance Governance Working Group Discussion Paper?

ALL: What skills and experience could you contribute to make it effective, and how would you work constructively with the two other people who will be elected?

ALL: How will you work with community groups, such as the Community Alliance and others, to improve governance on Salt Spring?

ALL: What is your opinion of an annual survey of community needs and local government performance on Salt Spring?

ALL: How would you address fragmentation and lack of coordination in planning, prioritizing and delivering local services?

CRD: What is your view of a Local Community Commission for Salt Spring?

TRUST: What is your view of Salt Spring’s subsidization of local planning on the other islands?

### **Health Working Group:**

ALL: What will you do to implement innovative projects to support our most vulnerable community members (i.e. tiny homes, mental health housing, affordable housing?)

ALL: How would you support the proposed Salt Spring Community Health Centre so that it is completed in a timely and effective manner?

ALL: What is and is not working to ensure affordability of housing and how would you address challenges in moving projects forward?

CRD: What is your assessment of the Lady Minto Emergency Room Project and the Levy collected by the CRD for the hospital?

CRD: What will you do to ensure that there is safe transportation for all, especially at night to protect marginalized communities who are more isolated and vulnerable to assault?

TRUST: What will you do to ensure the Island Trust is responsive to zoning and water applications for affordable housing projects while coordinating with other authorities?

### **Housing Working Group:**

ALL: Given the local bylaw regulations for the ALR and ALC regulations concerning housing on farmland/Agri-tourism, what would you do to support SSI small community farms?

ALL: What specific steps would you take to ease the housing crisis in the short, medium and long term? (eg., Islands Trust report “Options for Affordable Housing-New Solutions to the Housing Crisis” contained many valuable planning tools)

ALL: There are many unused living accommodations on SS and many landlords who prefer to lease as Short Term Vacation Rentals, what are your views on the role and/or feasibility of a Landlord Tenant Matching Service?

ALL: What is your opinion of the current approach to managing water and water services on SSI and what would you do differently?

ALL: What would you do to address complexity of regulations and expensive engineering requirements to move toward rainwater harvesting for indoor potable use?

TRUST: What would you do to bring the current Land Use Bylaws in line with the OCP's language supporting alternative housing options (eg., farms, cooperative housing)?

TRUST: The Islands Trust report - "Options for Affordable Housing-New Solutions to the Housing Crisis" - contained many valuable planning tools. Which of those tools or options would you work to implement and how?

### **Infrastructure Working Group:**

ALL: How will you use the vast reports and knowledge currently available on water stresses and vulnerabilities on Salt Spring Island to resolve the outstanding concerns and deliver safer more sustainable water to our residents?

ALL: Given that stormwater management on SSI impacts drinking water quality and freshwater habitat, what do you think needs to be done? (eg., Bylaw 2454?)

ALL: How do you intend to ensure that water systems on Salt Spring Island are adequately monitored for toxins and consumers are notified (especially the very young and the elderly) in a timely manner, about toxic blooms? (i.e., avoid exposure, align with preserve and protect mandate, other water authority mandates)?

CRD: How can you work with water authorities (those with 5-280 connections) to obtain sufficient financial resources to provide residents with safe water?

TRUST: Bylaw 461 amends the Land Use Bylaw 355 to provide for the use of rainwater harvesting for secondary suites: Do you see this as a way to address the existing housing crisis?

TRUST: Does Island Trust Council By-Law 154 provide any tools to protect Salt Spring Island from existing coastal drilling practices that contribute to the acceleration of salt water intrusion into our groundwater resources?

### **Micro-Economics Working Group:**

ALL: If elected, do you have interest in finding alternatives to complaint-driven enforcement of bylaws? If yes, what alternatives would you suggest?

ALL: Does your vision of SSI include a live aboard community? If so, what guidelines can you suggest for facilitating development of a healthy and socio-economically diverse live aboard community?

ALL: What initiatives would you take to preserve and protect a cultural landscape defined by high level of intimacy between humans and the natural environment?

CRD: In your view, what is the purpose of Salt Spring's Community Economic Development Commission?

TRUST: What might be your response to ongoing gentrification of SSI, which has the potential to socially, culturally, and economically marginalize longer term residents?

### **Community Questions Added at Meeting:**

#### ***I. Transportation***

ALL: How would you promote environmentally sustainable transportation on SSI?

CRD: How would you secure more funding for public transportation?

#### ***II. Waste***

ALL: What would you do to ensure clean up of residential refuse on SSI?

ALL: What actions would you take to deal with outstanding contamination from old and uncontrolled landfill waste at the Blackburn transfer station that was never addressed and may be impacting the Cusheon Lake watershed and Blackburn wetlands since 2003?

CRD: How would you promote more waste water recovery opportunities?

#### ***III. Sustainable Planning***

TRUST: If elected, what would you do to reinstate the Environmental Planning Commission and Advisory Design Panel?

***IV. Mixed Questions***

TRUST: What action would you take to address public correspondences to the Trust to ensure that discussion would occur during the Trust meeting the submission was directed at?

## Appendix II.

### All questions submitted by working groups, community members,

#### First Nations, and Health.<sup>1</sup>

Questions are presented by thematic area, to allow you to easily identify questions of most interest to you. Background and contextually relevant information has been provided as footnotes throughout.

*Island's Trust - Given that housing in multiple forms is the #1 social determinant to health on Salt Spring Island...*

- What will you do to ensure the Island Trust is efficiently responsive to zoning and water approval (in coordination with other applicable authorities) to move existing and future projects forward? What is occurring now and what do you see needs to be implemented practically to make Islands Trust responsive?
- What will you do to ensure innovation/innovative projects i.e. tiny homes, mental health housing, affordable housing, will be supported using current and/or tools and mechanisms to meet the needs of our most vulnerable community members? What exists currently? What other practical pieces will you implement?
- If there is a SS Community Health Centre on Island how will you support the appropriate zoning to ensure it is completed in a timely and effective manner? Will you prioritize it because it could benefit the whole community? Are you prioritizing housing and water in a similar vein, that it is greatly needed for the benefit of the larger community?

*CRD Given that issues of housing, water, and transportation are all key social determinants of health on Salt Spring Island...*

- How will you work to create the means for establishing and allowing potable water rain collection water systems? What currently exists to support this in the CRD and what does the CRD still need to do?
- What will you do to encourage responsiveness of people and departments within the CRD to community member needs/advocacy i.e. Bus Shelters, Collaboration with Water District Trustees (who are doing tremendous work), innovation brought into building codes? How will you make the bureaucracy responsive? What do you see as not working and how will you change it?
- How will you support innovation in housing? the existing affordable housing initiatives? Building Code? What's currently working, what's not, and what will you do about it?
- What will you do to ensure there is safe transportation for people during the day and especially nighttime (when there increased isolation amongst more marginalized communities, as well as, sexual assaults)?

---

<sup>1</sup> from David Norget, from Co-Chair of the SS Health Advancement Network around major issues related to health: Housing, Water, and Isolation; Advocacy for diverse community member needs esp more marginalized (including seniors, those facing mental health or other social challenges); Islands Trust, CRD and School District working effectively with community partners to improve efficiency of services and remove isolation/"siloing" amongst service providers themselves; Community being/feeling informed.

•What will you do to ensure the CRD is working effectively with other agencies, authorities and groups?  
What is occurring now and what do you see needs to be implemented practically to make Islands Trust responsive?

### **Housing Working Group**

Islands Trust:

- How would you support an eco-village zoning that can be used to provide a legal pathway and guidelines for alternative cooperative housing initiatives?
- What actions would you take to reduce the amount of water required to be proven per unit for indoor use, to allow for rainwater harvesting to be a viable option for subdivisions and multifamily buildings?
- How would you support the proposal to bring regulations in the ALR in line with the current ALC regulations esp. concerning housing on farmland and Agri-tourism to better support Salt Spring's small scale and community farms?
- What policies would you consider to allow for long term use of temporary structures and mobile homes and trailers until the Crisis is abated, proven by at least 2% vacancy rate?
- How would you go about reviewing and implementing the planning tools outlined in the Islands Trust 2003 report on solutions for affordable housing? (This includes cottage housing, density transfers, Density equal to average house size composed of multiple units, housing agreements....etc. a stepping stone to the eco-cottage density bonus idea as well...)
- What steps would you take to align the Land Use Bylaw with the vision of the OCP in the many ways it supports affordable and alternative housing for our unique island culture?
- What is your opinion on designating a senior planner dedicated to assisting the processing of affordable housing related applications (including suites and cottages)
- What actions would you take to support funding for the Housing Council? (eg., hire a full time staff person, housing advocacy and problem solving by liaising with various concerned government agencies)?
- What else would you do to help ease the housing crisis in the short (year), medium (3 years) and long term (4 years or longer)? What specific steps would you take?

CRD:

- How would you work to provide funds and assistance to establish emergency shelter for those experiencing homelessness right now?
- How would you work to provide funding for a Landlord Tenant matching Service to help fill the empty suites on SSI by supporting nervous landlords with the option of selecting screened tenants from a registry? (And ensuring the landlords are suitable as well)
- What would you do to encourage The CRD housing Corporation to play a stronger role on SSI?
- What actions would you take to ensure the prioritizing of ongoing housing projects like the CRD/SD64 Drake Rd Housing project?
- What are your views on a single Island wide CRD water commission to allow for integrated, local water management to serve the whole community? How would this work with the community?
- What actions would you take to simplify/streamline the CRD requirements for rainwater harvesting for indoor potable use.
- Do you have thoughts on how to simplify building code variance for alternative/ecological buildings in an eco-village zoning?
- What is your opinion of creating a full time staff position to work on housing advocacy and problem solving? How would they liaise with various concerned government agencies and where would funding come from?



- What steps would you take to ensure the CRD parks to act in the best interest of the community when needed to temporarily provide space for emergency shelters and or a laundromat?
- What would you do to help ease the housing crisis in the short, medium and long term?

### **Environment Working Group**

Islands Trust:

- What are your views on managing the natural environment of Salt Spring Island?
- What do you think are the top 3 challenges facing the natural environment of Salt Spring Island?
- Is the OCP appropriately written to guide decisions around the natural environment of Salt Spring Island?
- What percent of Salt Spring should remain 'natural'? What percent should be (and why): i) Agricultural; ii) Residential; iii) Commercial; iv) Industrial.
- One of the greatest threats to biodiversity on SSI is the overpopulation of deer. Because of the lack of natural predators, deer numbers are too high and they are heavily impacting populations of native plants and in turn native understory birds. What steps would you take to reign in the deer population?
- Please describe situations where you have had to make a decision involving management of the natural environment.
- How do you consider the environment in your cost benefit analysis of capital projects?
- Do you consider the contribution to greenhouse gases when considering a capital project? If so, do you consider methods of green-house gas mitigation or minimization when designing the project?

### **MicroEconomics Working Group Questions:**

Islands Trust candidates<sup>2</sup>

- If elected, what might be your response to ongoing gentrification of SSI?
- If elected, do you have interest in finding alternatives to complaint-driven enforcement of Bylaws? If so, what alternatives would you suggest?<sup>3</sup>

CRD candidates

- In your view, what is the purpose of EDCs? And, how might you guide the commissioners on the SSI EDC towards a vision of helping low to middle income folks make a decent living on SSI?<sup>4</sup>

---

<sup>2</sup> Response to Gentrification – Background. Through effects on physical and economic and landscapes (clearing for roads and homes, for example, and deciding how and where we farm and shop), decisions about land use shape our cultural landscape, or how we relate to each other and the environment. In addition to land use decisions, gentrification (i.e. the arrival of wealthier people that results in the social and economic marginalization of established residents) can impact the physical landscape by accelerating development and shrinking the diversity of economic of cultural landscapes when lower and middle class folk are displaced. Possible responses to gentrification range from 'no' response, to promoting it, to taking pro active steps to retain artisans, farmers, artists, writers, and others who are attracted to Saltspring's physical and cultural landscapes as a place of natural beauty and inspiration first, and a place to make a decent livelihood second.

<sup>3</sup> Bylaw Enforcement - Background

Complaint-driven enforcement of Bylaws can have negative consequences. Examples include: 1) negative impact on community spirit; 2) displacement of productive community members; 3) use of homes as AirBNB's and, in turn, a decrease in housing supply for locals and disruption of a sense of community among permanent inhabitants; and, 4) long term misuse and abuse of properties that can become a challenge to reverse.

<sup>4</sup> Community Economic Development Commission - Background

### *Both CRD and Islands Trust candidates*

- Does your vision of SSI include a live aboard community? If so, what guidelines can you suggest for facilitating development of a healthy and socio-economically diverse live aboard community?<sup>5</sup>
- Would you take initiatives to halt the practice of grandfathering, increase the number of assessments reviewed by the APC, and undertake cumulative environmental and cultural impact assessments?<sup>6</sup>

### **Infrastructure Working Group**

- Do you believe that water authorities that have 5-280 connections, can have sufficient financial resources to provide residents with safe water infrastructure?<sup>7</sup>
- What actions will you take to address the complexities of sustainable water management on SSI? Opportunities to share, coordinate and improve water planning and management exist. Potential solutions include<sup>8</sup>:
  - creating an Island-wide Water Authority
  - making an Island wide improvement district.
  - making an Island-wide regional water district or
  - join all existing water districts to the CRD
- What would you do to identify the best strategies to solve the water challenges faced on Salt Spring Island?
- Please provide your perspective/opinion on this statement. Do you believe that stormwater management has an impact on drinking water quality and freshwater habitat? Is that important to you? Why and how? Will CRD Bylaw 2454 support this position?<sup>9</sup>

---

In the 1970's, Economic Development Commissions (EDCs) were created to coordinate communication among citizens representing economic organizations (commerce boards, financiers, regulators, transport officials, auditor responsible for citizen surveys) and, in turn, advise local governments on the best way to facilitate economic development. An example of an effective EDC is the one in Revelstoke where the commission facilitated involvement and commitment of townspeople in acquisition of a forest licence that kept the local mills operating and local folks employed.

<sup>5</sup> Background – Live aboard community. The SSI live aboard community spans the socio-economic spectrum (affordable to classy housing), spreads across several locations and is interspersed with abandoned and derelict vessels that need to be removed.

<sup>6</sup> Cumulative Impacts – Background. Grandfathering despite potential for environmental degradation (1) plus infrequent use of the Advisory Planning Committee (APC) despite capacity to undertake science-based assessments (2), could expose SSI to elevated risk of cumulative impacts that, in turn, could overwhelm efforts to preserve and protect a cultural landscape defined by high level of intimacy between humans and the natural environment.

<sup>7</sup> Background: Currently 15 small water systems and a few landowners carry the maintenance and access costs of water delivery for the people they serve on Salt Spring Island. The smallest of these is Swan Point, which has 4 current connections and 1 connection yet to be allocated. Cedar Lane has 44 connections with 2 yet to be allocated. North Salt Spring Water works has 2,515 connections with an additional 1,555 yet to be allocated, based on their existing water licence. The Island currently has 3,429 connections and consumes 80% of the existing water resource. Per capita water consumption in these community water systems is between 117 litres/day to 360 litres/day (depending on the water system). Salt Spring Island community water users feel financially strapped and unable to increase supply or infrastructure since they have no way to finance project as other utilities can, under a different financial structure/model. If all ratepayers are combined there are, as of 2010, 3,429 connections.

<sup>8</sup> A further complicating reality that some of the groundwater resources are struggling, and at times failing to keep up with water connection demand, despite significant conservation measures. This predicament results in poor water quality, salt water intrusion, insufficient treatment at times and aging infrastructure. All these factors place a sever strain on our water systems ability, to provide potable water that meets Health Canada and Vancouver Island Health Drinking Water Quality Guidelines.

<sup>9</sup> Background: By having a more compact form of growth, it is more affordable to provide infrastructure to the community. Sewer and water lines do not have to be extended over long distances, and a population base within in a defined area, large enough to fund infrastructure and services. These include water distribution, liquid waste management, stormwater and solid

- Climate change is leading to new risks, such as toxic algal blooms on our lakes. Do you believe that land use planning, watershed protection and effective communication strategies that reaches people who use and drink from at-risk resources is important? How would you deal with this issue if you were elected?<sup>10</sup>
- How would you find ways to ensure that the provision for rainwater harvesting is better utilized on Salt Spring Island, or do you see this as not being helpful to the existing housing crisis?<sup>11</sup>
- Do you believe the Preserve and Protect power of the Islands Trust is sufficient to protect groundwater resources from further salt water intrusion which occurring when wells are drilled too close and too deep to the coast, permitting sea water to intrude into the freshwater aquifer?<sup>12</sup>

### **Governance Working Group**

All Candidates:

- What is your opinion of the proposed establishment of an Inter-Agency Working Group as described in the Community Alliance Governance Working Group Discussion Paper?
- What skills and experience could you contribute to make it effective, and how would you work constructively with the two other people who will be elected?
- How will you work with community groups, such as the Community Alliance and others, to improve governance on Salt Spring?
- What is your opinion of an annual survey of community needs and local government performance on Salt Spring?
- How would you address fragmentation and lack of coordination in planning, prioritizing and delivering local services?
- What are your skills and experience working with elected officials and staff at the federal and provincial level to address local needs?

CRD Candidates:

- What is your view of a Local Community Commission for Salt Spring?

For Trust Candidates: What is your view of Salt Spring's subsidization of local planning on the

---

waste management. As electrical, gas and communication utilities are also important to the community, there is an interest in helping guide the provision of these services.

Reference: <https://www2.gov.bc.ca/gov/content/governments/local-governments/planning-land-use/land-use-regulation/bylaws>

<sup>10</sup> Background: The Centre for Disease Control (CDC) recommended that "producers should be encouraged to ensure their crops will not become contaminated" by cyanotoxins. Temperature, light, nitrogen, total phosphate, pH and carbon all have a significant impact on the production of the secondary metabolites. All of these factors are expected to intensify with climate change creating an ever-increasing number of toxic blooms.

References <https://www.cdc.gov/habs/illness-symptoms-freshwater.html> , <http://pubs.ciphi.ca/doi/pdf/10.5864/d2017-021>  
[https://www2.gov.bc.ca/assets/gov/health/keeping-bc-healthy-safe/healthy-communities/decision\\_protocol\\_for\\_cyanobacteria.pdf](https://www2.gov.bc.ca/assets/gov/health/keeping-bc-healthy-safe/healthy-communities/decision_protocol_for_cyanobacteria.pdf)

<https://obamawhitehouse.archives.gov/sites/default/files/microsites/ostp/frshh2o0708.pdf>

<sup>11</sup> Background: Housing shortages and affordability are major issues on SSI. Bylaw 461 amends the Land Use Bylaw 355 to provide for the use of rainwater harvesting to supply secondary suites with water. The 2012 BC Plumbing Code permits harvested or recovered rainwater commonly collected from external surfaces. not exposed to vehicular or pedestrian traffic can be used for potable and non-potable purposes.

<sup>12</sup> Island Trust Council Bylaw No 154 delegates certain powers to the Salt Spring Island Local Trust Committee relating to the preservation and protection of water resources in the Salt Spring Island Local Trust Area. It delegates the power to preserve and protect the quality and quantity of water resources within the Local Trust Area and make recommendations to the Lieutenant Governor in Council and develop multi-level coordination agreements.

References: [https://www.sfu.ca/personal/dallen/SFU%20Final%20Report%20Risk%20of%20SWI%20Framework\\_2016.pdf](https://www.sfu.ca/personal/dallen/SFU%20Final%20Report%20Risk%20of%20SWI%20Framework_2016.pdf)

other islands?

- What do you see as the future of Salt Spring's improvement districts?
- How do you see CRD working with these improvement districts?

### **Questions Presented by Members of the Community:**

#### ***Transportation & Housing***

- ALL: How would you promote environmentally sustainable transportation on SSI?
- ALL: What number of houses for working people should be provided for a community of 10,000?

What number for seniors and people with disabilities?

- ALL: Assuming that 24-30 units of publically subsidized low cost housing were to become available and you were able to define selection criteria, list the criteria you would use to identify the top placements (in order of importance)?
- CRD: How would you secure more funding for public transportation?

#### ***Waste***

- ALL: What would you do to ensure clean up of residential refuse on SSI?
- ALL: What actions would you take to deal with outstanding contamination from old and uncontrolled landfill waste at the Blackburn transfer station that was never addressed and may be impacting the Cusheon Lake watershed and Blackburn wetlands since 2003?
- CRD: How would you promote more waste water recovery opportunities?

#### ***Sustainable Planning***

Islands Trust:

- Have you read the Official Community Plan?
- Do you plan to use Natural Asset Planning to promote and ensure water sustainability on SSI?<sup>13</sup>
- In this time of climate change and all the questions about water supplies, do you plan to reinstate the Environment Committee for consultation purposes that was lost when it was eliminated by the current trustees?
- If elected, what would you do to reinstate the Environmental Planning Commission and Advisory Design Panel?
- Which is going to be your top priority housing or protecting drinking water and the drinking water sources?<sup>14</sup>
- How will you manage the two priorities of protecting drinking water and drinking water sources for our residents in private homes and care facilities with the competing requirement to address housing shortages (which will increase the population)?

#### ***Governance***

---

<sup>13</sup> A natural assets management approach has the advantage of addressing both mitigation and adaptation. Natural assets tend to be more flexible, cost-effective and easier to adaptively manage than built infrastructure under intensifying climate conditions. They offer a wide variety of benefits, including health benefits to society and ecosystems.

<sup>14</sup> The Census for Canada done in 2016 states that the population of SSI is 10557 and of these 10301 live in private households. There are 5871 dwellings and 4842 of the dwellings, are occupied by usual residents. That is 82% by usual residents. Other people may live in nursing homes or in extended care. Given that most islanders have homes, there needs to be a balance between addressing the housing crisis with the serious issue of the water crisis on SSI. How are you as an elected trustee going to ensure that the issue of managing our water supplies for all residents of SSI is a top priority?

- How will you manage a review or updating of the Official Community Plan to make sure it is done in a timely manner?<sup>15</sup>
- As a newly elected Island's Trustee will you correct the zoning of properties that should be zoned RW1 Rural Watershed as they do lie with the drinking watershed but are not zoned RW1.
- Is the amount of land in Ganges that is zoned Residential 1(R1) adequate or do you feel that more densification should occur along Rainbow Road where some parts are currently in the ALR? Many of the lots along Rainbow Road are located the in Agricultural Land Reserve (ALR) and parts are zoned CF and In. Should these lots be changed to R1 so that multifamily dwellings can be built near the Ganges core? Permission would need to be sought from the Agricultural Land Commission.
- Where should the Industrial Land be located on SSI?
- Will you investigate this situation and correct CRD permits that have been issued but are not allowed under the zoning such as the old uncontrolled Blackburn Landfill site with a potential legacy of leaching contaminates into a local drinking water supply?<sup>16</sup>
- Do you believe that livestock should be allowed on small lots zoned RW1? What do you plan to do to correct errors made by former trustees in this regard?
- Do you think that RW1 zoned agricultural lands allowing 4550 kg of livestock irrespective of lot size should be allowed adjacent to lakes that supply drinking water? Would you be willing to increase the setbacks for livestock?<sup>17</sup>
- Do you feel that it is environmentally appropriate to locate businesses that produce or handle industrial waste in a drinking watershed? What do you plan to do about land that is already contaminated and zoned RW1?
- There is an initiative called Swim Safe 2019 concerning the condition of the unsafe dock on Cusheon Lake. How are you going to prevent mid night run installation of a new dock that does not meet the CRD requirements? This is what happened in 1992 when the present dock was put in place and the riparian area decimated. As the new CRD director will you finance, construct, maintain and take on liability for this? The CRD already has right of occupation for the land adjacent to the lake.
- What is your view on changing current intersections on SSI? As a new CRD director what is your opinion on using limited financial resources on traffic circles to replace intersections versus adding new stop signs?
- Will you delay making zoning changes that involve water issues until the final report of the SSI Aquifer Mapping and Groundwater Budget Analysis by Golder Assoc. is completed?
- How will you use the Groundwater Report (requested by the Ministries of Forests, Lands, Natural Resource Operations and Rural Development, and Environment when considering making changes to existing zoning?

### ***Mixed Questions***

Islands Trust:

---

<sup>15</sup> The last Official Community Plan (OCP) was last reviewed and updated in 2008. However all of the elected Islands Trustee's since then have failed to make it a priority to make sure Land use Bylaw 355 does not conflict with the OCP.

<sup>16</sup> The old uncontrolled Blackburn Landfill site that was closed by the Ministry of Environment in 1991 does not have a solid waste management plan, nor has any testing of contaminates leaching from the site been done in the last 18 years. This is zoned RW1.

<sup>17</sup> The land around the lakes and streams is zoned Rural Watershed 1 (RW1) for watershed protection. In fact before Bylaw 355 it was call Watershed protection (W1). One of the principal uses of land zoned RW1 is agriculture and the amount of livestock allowed on these lots in the zone regardless of size of lot is 4550 kg of livestock. This is even allowed on lots that are adjacent to lakes that supply drinking water.

- What action would you take to address public correspondences to the Trust to ensure that discussion would occur during the Trust meeting the submission was directed at?

General:

- How many Local Trust committee meetings have you attended in the past year?
- Have you ever been convicted of a crime?
- What is your interpretation of Bylaw 355?
- How do you plan to engage the public to learn the major concerns of the majority of people?
- When the public submits documents and concern regarding an application or agenda item, are you going to act like the former trustees and ignore public input and state correspondence received? Or
- How will you respond to concerns raise by members of the public regarding applications during the business meeting of the LTC to fully address public concerns?

Water management is highly fragmented on SSI, some of the opportunities to share, coordinate and improve water planning and management exist.<sup>18</sup> Potential solutions include

- creating an Island-wide Water Authority
- making an Island wide improvement district.
- making an Island-wide regional water district or
- join all existing water districts to the CRD

CRD:

- Do you believe that water authorities (those with 5-280 connections), can have sufficient financial resources to provide residents with safe water infrastructure?
- What would you do to identify the best strategies to solve the water challenges faced on Salt Spring Island (eg., Island-wide water authority, improvement districts, or regional districts, amalgamation under the CRD) ?<sup>19</sup>
- Given that stormwater management on SSI impacting drinking water quality and freshwater habitat, what do you think needs to be done? Will CRD Bylaw 2454 support this position?
- What are the main issues that need to be addressed to protect drinking water under land use planning, watershed protection to reduce risk from cyto-toxins in our drinking water? How would you deal with this issue if elected?
- Bylaw 461 amends the Land Use Bylaw 355 to provide for the use of rainwater harvesting to supply secondary suites with water, do you see this as a way to address the existing housing crisis?
- Do you believe the Island Trust Council Bylaw (#154) grants sufficient ability to protect groundwater resources from further salt water intrusion which occurring when wells are drilled too close and too deep to the coast, permitting sea water to intrude into the freshwater aquifer?

---

<sup>18</sup> Currently 15 small water systems and a few landowners carry the maintenance and access costs of water delivery for the people they serve on Salt Spring Island. The smallest of these is Swan Point, which has 4 current connections and 1 connection yet to be allocated. Cedar Lane has 44 connections with 2 yet to be allocated. North Salt Spring Water works has 2,515 connections with an additional 1,555 yet to be allocated, based on their existing water licence. The Island currently has 3,429 connections and consumes 80% of the existing water resource. Per capita water consumption in these community water systems is between 117 litres/day to 360 litres/day (depending on the water system). Salt Spring Island community water users feels financially strapped and unable to increase supply or infrastructure since they have no way to finance project as other utilities can, under a different financial structure/model. If all ratepayers are combined there are, as of 2010, 3,429 connections.

By having a more compact form of growth, it is more affordable to provide infrastructure to the community. Sewer and water lines do not have to be extended over long distances, and a population base within in a defined area, large enough to fund infrastructure and services. These include water distribution, liquid waste management, stormwater and solid waste management. As electrical, gas and communication utilities are also important to the community, there is an interest in helping guide the provision of these services. For a perspective from the Provincial government:

<https://www2.gov.bc.ca/gov/content/governments/local-governments/planning-land-use/land-use-regulation/bylaws>

A further complicating reality that some of the groundwater resources are struggling, and at times failing to keep up with water connection demand, despite significant conservation measures. This predicament results in poor water quality, salt water intrusion, insufficient treatment at times and aging infrastructure. All these factors place a sever strain on our water systems ability, to provide potable water that meets Health Canada and Vancouver Island Health Drinking Water Quality Guidelines. The Centre for Disease Control (CDC) recommended that "producers should be encouraged to ensure their crops will not become contaminated" by cyanotoxins. Temperature, light, nitrogen, total phosphate, pH and carbon all have a significant impact on the production of the secondary metabolites. All of these factors are expected in intensify with climate change creating an ever-increasing number of toxic blooms.

<sup>19</sup> Housing shortages and affordability are major issues on SSI. Bylaw 461 amends the Land Use Bylaw 355 to provide for the use of rainwater harvesting to supply secondary suites with water. The 2012 BC Plumbing Code permits harvested or recovered rainwater commonly collected from external surfaces. not exposed to vehicular or pedestrian traffic can be used for potable and non-potable purposes.