

Salt Spring Community Alliance



*Community Alliance participants chose their **TOP QUESTIONS for candidates** in the October 2018 elections for Capital Regional District Director (2 candidates, 1 position) and Islands Trustees (6 candidates, 2 positions) for Salt Spring Island.*

Below are the responses from those candidates who responded by the deadline.

These responses have only been edited for length when they exceeded the 500 word count limit. They are presented in alphabetical order by last name.

Please share far and wide.

[If you are only looking for answers from one specific candidate, please find them here](#)

Table of Contents

[\(Download this PDF to enable the “point and go” function in this Table of Contents, or just scroll to the right page #\)](#)

First Nations’ Questions	2
1. What would you do to recognize the rights of Indigenous peoples concerning the use, access and protection of un-ceded lands and resources, especially with archaeological, cultural, and historical sites?.....	2
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?.....	4
Governance:	6
3. 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?.....	6
4. Do you have interest in finding alternatives to complaint-driven enforcement of bylaws? If yes, what alternatives would you suggest?.....	8

5. 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?	9
Health and Community:	12
6. How would you support the proposed Salt Spring Community Health Centre so that it is completed in a timely and effective manner?	12
7. 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?)	14
Environment:	16
8. CRD Only question: 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?	16
9. How would you promote environmentally sustainable transportation on Salt Spring?	16
10. What are the top three challenges facing the natural environment of Salt Spring, and what steps would you take to address these challenges?.....	19
Housing:	22
11. Using the many valuable planning tools in the Islands Trust report, <i>Options for Affordable Housing-New Solutions to the Housing Crisis</i> , how would you address challenges to ensuring the affordability of housing in the short, medium, and long term?	22
12. 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)? ...	25

Questions with Answers from Candidates
(Listed alphabetically by last name)

First Nations’ Questions

1. What would you do to recognize the rights of Indigenous peoples concerning the use, access and protection of un-ceded lands and resources, especially with archaeological, cultural, and historical sites?

Sabrina Ali (candidate for Islands Trustee):

I would establish the firm protocol of beginning every meeting with recognition of the traditional territory upon which the meeting is taking place.

Further, I would like to have regular consultation with the First Peoples, particularly the nations traditionally around Salt Spring. Because the mandate of the Islands Trust is to “preserve and protect”, it seems appropriate to seek input from the first guardians of the land.

Kylie Coates (candidate for Islands Trustee):

The federal and provincial government are now trying to reconcile with the First Nations

Peter Grove (candidate for Islands Trustee):

Continue to work with the Archeological Branch of the Provincial Government and First Nations to identify the archeological, cultural and historic sites in which First Nations have an interest. Such interests need to form a part of a renewed Official Community Plan and a long term, integrated strategic plan for the island.

Gary Holman (candidate for CRD Director):

Consultation with First Nations, particularly regarding archaeological, cultural, and historical sites, is morally and legally required. I will ensure that meaningful consultation with First Nations (there are 15 with traditional territories overlapping SSI) is an integral part of CRD infrastructure projects and other initiatives, unlike Phase 2 of the North Ganges Transportation Plan, which despite taxpayer approval of funding four years ago, apparently only discovered only very recently the potential for First Nations impacts.

The protection of sacred sites like Grace Islet is particularly important. As MLA, I worked with First Nations and local activists to protect this site forever. Xwaaqw'um is another extremely important site that supported traditional First Nations uses since time immemorial. As a Board member of The Land Conservancy of BC and the SSI Conservancy, I worked with hundreds of islanders and conservation agencies to protect what we settlers call Burgoyne Bay. As MLA I've attended several events at Xwaaqw'um and was proud and inspired to participate in the recent canoe launching there. As CRD Director, I will continue to support such projects, which represent important opportunities for reconciliation.

The current provincial government has just recently protected all Crown lands on SSI, the culmination of decades of advocacy by the Crown Land Use Coalition and groups like the SSI Conservancy. First Nations were consulted as part of the Provincial decision-making process and may have cultural and other interests in these Crown lands. I will advocate for the accommodations of these interests, while protecting the ecological and recreational values of these lands.

As I note further below, I believe the establishment of a National Marine Conservation Area for the Salish Sea, co-managed by the 19 First Nations whose territories overlap this area, presents a significant opportunity for reconciliation, protection of thousands of marine species, including our endangered southern resident Orca, as well as economic development, not just for First Nations but our entire region.

Howard Holzapfel (candidate for Islands Trustee):

The Islands Trust mandate applies to all people in the Islands including indigenous peoples. We should respect their burial and archeological sites as we would respect our own. The rights of indigenous peoples are well established in law and I support their assertiveness in maintaining our environment.

Laura Patrick (candidate for Islands Trustee):

We must do more than just acknowledge that each public meeting is being held on the unceded traditional territory of the Coast Salish people. We must show recognition of, and respect for, indigenous peoples both past and present. We must reach out and develop strong, ongoing relationships with indigenous peoples by building open pathways for dialogue.

We must ensure that Trust planning staff and CRD building permit staff are trained and competent in understanding the Heritage Conservation Act. They should know where the island's protected archeological and heritage sites are located and should understand the various mechanisms

designed to protect these sites. They need to be able to recognize that, if possible archeological deposits have been exposed by ground altering activities, they know what actions need to be taken.

We need to develop educational programs and materials for the general public, rezoning applicants, contractors and building permit applicants so that they understand their roles and responsibilities if they expose archeological deposits during ground altering activities. Everyone must understand that it is far better to report a chance find than to attempt to conceal it.

My campaign platform is focused on maintaining and strengthening our environmental safeguards to keep Salt Spring and the Trust Area special, and to set a world-class example of sustainability. We must integrate Traditional Knowledge with the development of stewardship practices and policies.

We need to reach out to, and work with, indigenous people to create and deliver these educational programs.

Robin Williams (candidate for CRD Director):

This is a question often raised at the Islands Trust Conservancy meetings. The correct answer is we leave this to our First Nations Liaison Fiona McRaid and other staff to provide advice generally in the form of a staff report. The Islands Trust is currently directly engaged with 17 First Nations, some of whom have conflicting interests. So we leave it to staff to provide direction as to how to proceed.

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?

Sabrina Ali (candidate for Islands Trustee):

I would invite regular, monthly consultation in conjunction with the town hall meetings that I envision, and follow the guiding principles of the FNEPP:

1. Listen and learn;
2. Being Authentic;
3. Facilitating Island connections.

I would support the creation of additional protocol agreements with the First Nations who have traditionally occupied this territory. We have Protocol Agreements in place with only 2 of 23 Nations.

I would additionally encourage educational opportunities and best practices when dealing with the First Guardians of this land.

Kylie Coates (candidate for Islands Trustee):

I believe opening communications with the local first Nations band

And asking them how they want to be recognized on salt Spring and how we The people on our island can help them out now

Starting a cultural exchange program

Teaching islanders their first Nations history and traditions

Removing all signs from salt Spring and the other gulf Islands that say reservation this word should be put in our past like The word Indian it has no place in today's world

Peter Grove (candidate for Islands Trustee):

I would invite First Nations to be a part of the review of our Official Community Plan and long term strategic plan for which I have been advocating. In accordance with the Policy, I would: work with staff

and Trustees to provide a framework for engaging and building relationships between Islands Trust and First Nations; find opportunities for collaboration and mutual support through its many organizational activities; initiate and maintain respectful relationships with First Nations communities.

Gary Holman (candidate for CRD Director):

These engagement principles or their equivalent, should be adopted by all local government bodies, including CRD. First Nations have finite capacity and a number of important issues to grapple with in their own communities. We can better ensure meaningful First Nations connection on specific projects by implementing an engagement policy or protocol that ensures early notification regarding proposals, and provides assistance with travel and other costs associated with site visits by elders, cultural workers or staff. Ongoing opportunities for reconciliation as at Xwaaqw'um and through the efforts of local groups like SSI Justice and Reconciliation, which could be aided by Community to Community funding through the Union of BC Municipalities, will foster a stronger connections with First Nations that will serve us in good stead regarding specific proposals.

Howard Holzapfel (candidate for Islands Trustee):

I admit I'm not familiar with all the provisions of the First Nations Engagement Policy, but I would say that respect must be the first principle. I would like to recognize here the Tsawout Reserve Trail that has generously been opened for use by residents and visitors to Salt Spring.

Laura Patrick (candidate for Islands Trustee):

We must reach out and develop strong ongoing relationships with indigenous peoples by building open pathways for dialogue.

I am committed to making the Trust's First Nations Engagement Principles policy mean more than words. To develop meaningful relationships requires genuine and sincere actions. Simply referring an application for consultation, for example, is not sufficient. We need to reach out, listen and learn what we can do to make First Nations engagement respectful and meaningful, and to truly recognize indigenous peoples, present and past.

As Trustee, I bring experience working respectively with First Nations, both in terms of meaningful engagement on projects and in building long-term relationships.

Robin Williams (candidate for CRD Director):

The CRD also has a First Nations Liaison Sue Hallett whom I have worked quite closely. The principle area of interest has been Ganges Harbour. We engaged First Nations Elders in the opening of the Harbour Kiosk near Moby's, We are currently working on First Nation archeological assessments for both the Ganges Harbour Walk and the Lower Ganges Road section of the North Ganges Transportation Plan. In this term I hope to see a resolution at the provincial level of the land claim issue and have this incorporated into the harbour revitalization and Peck's Cove Park and adjacent properties.

Community Alliance Questions

Governance:

3. 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?

Sabrina Ali (candidate for Islands Trustee):

The Interagency working group is very close to the town hall meeting that I am advancing.

I recognize and agree that greater co-ordination between decision-making authorities with exclusive jurisdiction in their area is the best way to accomplish mindful community building.

Where I differ in approach is that I prefer a direct democratic model contained within the monthly town hall meeting. The IAWG could be characterized as simply another level of bureaucracy, but one without binding authority. This model appears to be one intended to facilitate coordination, which is fine as far as it goes, but doesn't address decision-making responsiveness or direction.

Where I feel the IAWG model can be improved is to alter it to a town hall meeting, where the 6 governance bodies (Islands Trust, CRD, Water, Fire, RCMP, Ministry of Transportation) are in conversation with the islanders, for whose wellbeing they are deciding, at least twice a year.

The IAWG is a good start in this direction, but the effective coordination that is necessary for good and effective ecological governance and mindful community development can be better accomplished through direct participation with the decision makers. The town halls would not involve additional representation in the democratic process and would be far more effective in conveying public consensus to decision-makers. It is simple, direct democracy.

Kylie Coates (candidate for Islands Trustee):

This has always been a part of my plan to get islands trust The CRD and the other governing bodies to meet and have open communications that way we can all get on the same page and we can all speak with one voice if it's about housing or new fire hall

Peter Grove (candidate for Islands Trustee):

I have been advocating for such a group for the last four years. Specifically I have asked our CRD Director to hold quarterly meetings comprised of all CRD Commission Chairs, the Islands Trust Trustees and the Chairs of Improvement Districts. Such meetings to be held in public including a "town hall" section. Each participant would report on their operation which would lead to better communication and integration. So the proposal of an Inter-Agency Working Group is exactly what I believe should be in place. My training and experience as a mediator and proven ability to work effectively with groups would, I believe, assist me to make it a success.

Gary Holman (candidate for CRD Director):

I support the establishment of such a body, and as former CRD Director for Salt Spring and MLA for Saanich North and the Islands, I have ten years of direct experience in forming and working with, such inter-agency groups.

I believe it is important that locally elected officials represent SSI on such a body (if established this would include elected members of a Local Community Commission describe below), supported by CRD Commissioners and staff as appropriate depending on the nature of the agenda. It would be

ideal if memoranda of understanding could be drawn up with provincial agencies and that procedural bylaws for CRD and Trust elected officials be developed to better ensure that the regular convening of an inter-agency working group become formalized, and not just at the whim of particular elected officials or provincial governments. It will also be important to build public participation into these meetings.

As CRD Director, I established the South and West SSI Conservation Partnership and SSI Water Council, the first such inter-agency bodies on SSI aimed at conserving and protecting our precious green space and water resources. I established regular coordinating meetings and public budget presentations with Island Trustees, and was the first CRD Director to regularly attend the town hall portion of Local Trust Committee meetings.

As MLA for Saanich North and the Islands, I was in regular contact with elected officials and staff from the Capital Regional District; provincial agencies such as the Ministry of Transportation, Island Health, School Districts, Forests, Lands and Natural Resources, and Ministry of Environment; and federal agencies such as Parks Canada, Department of Fisheries and Oceans, and the Victoria Airport Authority. As a former Opposition MLA, I worked closely with former colleagues who are now Ministers in the new provincial government.

While not one of the questions chosen by the Community Alliance, their Governance Working Group (GWG) evaluation of possible improvements (in which I participated) concluded that an important improvement regarding CRD governance would be the establishment of an elected at large Local Community Commission, to represent the broad public interest in determining budget allocations, strategic and policy direction, and share the significant workload of the Director. Elected Commissioners would sit with the Director as a "council" in public meetings, and over time could assume more operational and decision-making authority from the CRD Board. Such an elected body would have to be negotiated with the CRD Board and approved by SSI voters in a referendum. An alternative approach rejected by the GWG, is to confer more decision-making authority with individual Commissions, which would only exacerbate the "silo" nature of service delivery on SSI.

Howard Holzapfel (candidate for Islands Trustee):

I've been advocating for some time now that all local government agencies meet regularly to coordinate their policies for service delivery. I believe we must have community groups pushing this or this idea of an Inter-agency Working Group will go the way of other ideas - and become just one more committee meeting. Ultimately, we need a structure to enforce this idea such as a Local Community Commission.

Laura Patrick (candidate for Islands Trustee):

Since the outcome of the incorporation vote last fall, many islanders are seeking and recommending ideas to improve governance on our island. I will listen, participate, and provide leadership to make our island organizations work effectively together for the people on our island.

I agree with the Governance Working Group that we must improve coordination and collaboration with the island's elected officials and others involved with delivering local services.

I bring important skills that are necessary to make an Inter-Agency Working Group effective. I work effectively with groups of people. I can help find a balance between what is often perceived as extremes. I can think, feel and judge with empathy and I truly care about the consequences of the decisions I make.

Robin Williams (candidate for CRD Director):

I think the first step in attaining an Inter Agency Working Group is at the Financial level. As CRD Director I will invite all principle groups with tax authority to at least an annual meeting to to work on an overall island budget and budget ceiling, Second I will arrange three Town Hall sessions, the first in February after the new CRD Commission Chairs are elected. The second in May or June before

the summer recess and the third in early fall. In conjunction with these meetings I will bring in the CRD Commission Chairs and the other island agency stakeholders.

4. Do you have interest in finding alternatives to complaint-driven enforcement of bylaws? If yes, what alternatives would you suggest?

Sabrina Ali (candidate for Islands Trustee):

Yes, the complaint driven system does not seem to be working well, as it results in a patchwork of bylaw enforcement and can result in neighborhood discord.

A restorative justice model is the best practice where there will be a continuing relationship between the parties. As the purpose of our bylaws is to enable us to live in harmony, it seems sensible to transform an adversarial process into a consensus building one. This could be done at the monthly town hall meetings or as an associated procedure.

I would also encourage voluntary stewardship of the natural environment (per the Islands Trust Strategic Plan.)

Kylie Coates (candidate for Islands Trustee):

Yes when a complaint is given

The complaint should be looked at seriously first who is the person complaining Second The complaint should be given to the home or business and see if it can be resolved also no more anonymous complaints

Peter Grove (candidate for Islands Trustee):

I am certainly open to exploring alternatives. At present on SSI the Islands Trust by-law enforcement officers follow up on complaints, which are completely confidential, and also pursue bylaw enforcement proactively, as in the case of STVRs. I do not know about the CRD policies and approach to enforcement. If there are better ways of managing this process I would like to hear about them.

Gary Holman (candidate for CRD Director):

Bylaw enforcement is one of the most difficult issues local governments throughout the province must face. It is important that elected officials do not politicize specific enforcement cases. In general, if the alternatives are pro-active or no enforcement at all, I believe that a complaint-based process aimed at resolution not punishment, can be effective, assuming that the parties are acting in good faith.

As CRD Director, I did on several occasions, depending on the nature of the concern, bring together disputing parties with CRD and Islands Trust enforcement staff and the local RCMP to explore possible resolution without resorting to formal actions such as ticketing or costly court action. My understanding of bylaw enforcement best practices is that the goal is to work towards or achieve compliance, not to punish. My experience as an elected official supports this approach.

A particularly divisive issue was the CRD-licensed transfer station on Lee Hill, where I brought the operator and neighbors together to identify the concerns and encourage the operator to take specific actions to address them. I do not claim that all parties were satisfied with this process, only that at least some of their valid concerns were better recognized and addressed while avoiding costly and divisive bylaw enforcement or litigation.

Another important bylaw enforcement issue has emerged recently regarding non-conforming residential uses and short term vacation rentals (STVRs). Given the current affordable housing crisis, I support an enforcement policy that pro-actively pursues illegal STVRs, which drive up property

values and reduce the stock of year round housing. In this current crisis, I believe that low impact, non-conforming residential uses that are not posing an imminent safety or health threat, should be our lowest priority for bylaw enforcement, and that pro-active enforcement of these situations should not be pursued. At the same time, I would encourage landowners in such circumstances to work with the Trust and CRD to regularize their situations, consistent with the progressive policies of our current Official Community Plan. I would be please to assist with such situations if all parties felt it would be useful.

Howard Holzapfel (candidate for Islands Trustee):

I think enforcement on SSI will always be complaint-driven in the sense that we can't possibly have patrols sufficient to apprehend all lawbreakers and will need citizens reporting infractions. In instances of building infractions by new owners, mandatory reports of condition and applicable by-laws should be provided by the sellers' agents including pending projects in the area. Education by these professionals can head off many future problems.

Laura Patrick (candidate for Islands Trustee):

The Islands Trust bylaw enforcement program should be a mixture of voluntary compliance and enforcement. A voluntary compliance program includes public education, informal resolution, warnings, and alternatives for dispute resolution. People should understand what is expected of them and be provided the tools and shown the pathways to achieve compliance. We do, unfortunately, need to maintain enforcement strategies such as the ability to issue bylaw offence notices, seek injunctions, take direct enforcement action, and to prosecute. These enforcement strategies should only be used for repeat offenders or for severe cases.

I have said that there are some island residents who do not know much about the Islands Trust or that it even exists. If you are learning about the Islands Trust for the first time because you received a notice of bylaw enforcement, then it is clear that the Trust's public education and communication program was not effective for you.

If elected, I will assess the staff resources that are devoted to encouraging voluntary compliance, responding to questions, recording complaints, investigating complaints, and explaining enforcement processes. I will also assess whether staff are considering other alternatives when addressing complaints. For example, staff might suggest or propose amendments to the bylaws if such changes can effectively address our needs, and protect our water resources.

I know that the Trust must do a better job at seeking voluntary compliance through an improved public education and communication program.

Robin Williams (candidate for CRD Director):

Bylaws are in place or a reason and if they are violated and this is a problem then it at least needs to be examined. It is the resolution that needs to be address. From the CRD side the building inspection department should be directed to assist in the resolution of the problem. This generally means bringing building systems up to code. I am also on record as opposing any current moves that would evicted an individual from reasonable shelter until a solution is found to the current near state of emergency in housing that is affordable.

5. 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?

Sabrina Ali (candidate for Islands Trustee):

I enthusiastically support the development of a comprehensive Water Management Strategy, specifically to address rainwater catchment, gray water and irrigation.

It seems to be a consensus that the development of 'measureables', against which we can chart our progress would be advisable. This would include monitoring and management of species at risk, invasive species and ecological restoration. Clear goal setting includes the development of checkpoints.

I would like to investigate what opportunities exist or can be created to encourage voluntary stewardship and I would look into the appropriateness of restrictive covenants to address water when considering rezoning applications.

I would also consult with those islanders who have water-specific knowledge and work in the field. I would investigate working with CRD to develop tax exemptions for the protection of riparian habitat and investigate all opportunities for government funding.

I would use Development Permit Area designations for protection of the natural environment to protect watershed for community surface water supplies (OCP: A.5.2.6)

I would assist to Coordinate the implementation of the St. Mary Lake Integrated Watershed Management Plan

I would investigate solar domestic hot water rental program (OCP: A.6.2.25)

I would investigate the possibility of having site plans available for new owners for best practices in terms of environmental stewardship.

I would promote community participation in conservation through information sharing and education about private land stewardship options during the town hall meetings.

Kylie Coates (candidate for Islands Trustee):

First of all Salt spring waterworks should be one

We are one island

Changing the CRD building code that all new construction must have a 500 gallon Storage tank

And going to the Ministry of environment and asking for a government subsidies on water tanks and gray water Systems

Also building water catchment systems and a Multi Island water storage System that can be used a drought or even an earthquake As emergency water

Writing Reports are good but it seems like all we're doing is writing them and not getting anything done

Peter Grove (candidate for Islands Trustee):

No one can "resolve" the concerns about water, but we must certainly strive to improve the way we manage and protect this essential resource. The issues are many, from mapping and identification of groundwater, to storing of surface and rainwater, to distribution, to safety. Many agencies are involved including the Islands Trust, CRD, the provincial government and the improvement districts such as North Saltspring. North Salt Spring Water certainly has its challenges, which are well known in our community. They have served their ratepayers well and do an excellent job. Unfortunately the realities of infrastructure replacement costs are such that they must make some significant changes. Negotiations are presently underway with the CRD for a long term solution. SSIWPA, consisting of representatives from all the agencies involved with water services on the island, has done good work for the island. It is in the process of developing a long term strategic plan which will help our community assess its value.

Gary Holman (candidate for CRD Director):

Water governance involves a number of agencies, each with their own jurisdiction and available tools. At a broader level, I support the continuation of the SSI Water Protection Agency (SSIWPA) on which a number of such agencies sit, and which represents an evolution of the Water Council that I first established as former CRD Director. I believe that SSIWPA, which has just developed a strategic plan, can be more effective and that the CRD can play a stronger, more constructive role.

The most pressing water-related issue facing SSI today is the moratorium on new water connections in the North SSI Water District (NSSWD), which is a key obstacle to five affordable housing projects, one of which is on the CRD Drake Road property, proposed in the Ganges area. All of these projects are developing alternative water supplies such as drilled wells and rainwater catchment, and aggressive conservation measures including use of grey water for toilet flushing. The CRD can play a role in assisting with such initiatives, depending on the specific circumstances, for example with gas tax funding, regulatory reforms, or advocacy.

Water conservation measures should be more broadly encouraged or mandated in all water districts through metering (which most water districts already have) and progressive water use rate structures, and possible financial incentives (e.g., rebates) for water conservation retrofits in residential and commercial uses. All water districts should be undertaking supply and demand studies, taking into account build out potential and the long term effects of climate change, as has NSSWD, to avoid future water supply shortages. Studies of groundwater supply capacity and vulnerabilities, should continue and more monitoring wells established, for example under the auspices of SSIWPA.

The Ganges treatment plant currently pumps millions of gallons of waste water, treated to almost potable quality standards, into Ganges Harbour. This is a waste of a scarce resource. I will secure funding for more detailed feasibility analysis, including an update of marketing analysis I initiated as CRD Director, and eventual construction of water reclamation facilities and distribution. School District 64 has reaffirmed its interest in using reclaimed water to irrigate its playing fields and in contributing to further feasibility work. I will also pursue a partnership between the CRD, NSSWD and the SSI Fire District regarding distribution and storage of treated waste water for fire fighting and other non-potable uses. CRD already contracts NSSWD to operate some of its water utilities on SSI. Both agencies continue to discuss the possibility of further integration of their operations, which could enhance coordination and provide administrative and other efficiencies, a process I support. NSSWD ratepayers would have to approve any formal integration.

Climate change is already resulting in longer drought periods during the summer, which means that storage of water will become increasingly important over time. CRD building bylaws and other rules should be reviewed and changed when they are creating unnecessary obstacles to investments in rainwater catchment. Island Health currently does not have a regulatory standard with respect to rainwater catchment for (***the remainder of this response was deleted, as it exceeded the 500 word count limit***).

Howard Holzapfel (candidate for Islands Trustee):

Conservation must be the first step with mandatory refitting of houses when being sold to new owners. Fresh water sources on the Island constitute a common resource and should be regulated as such with permits required for new wells. Water should not be pumped out of the watershed where it falls. We don't have a water problem - we have a water storage problem whether from roof drainage or from sources that ultimately run off the land. I propose working with NSSWWD to install a large-capacity tank to both pressurize the Ganges area distribution system and provide fire-flow for the safety of the Ganges community.

Laura Patrick (candidate for Islands Trustee):

We can do better by managing and conserving our water supplies and employing standards to ensure long-term ecological sustainability of our watersheds while encouraging ecologically-sound housing solutions.

I understand the fragility of our island's freshwater supplies and the increasing stress of a warming climate. We must develop a culture of water conservation within the Trust Area. We should consider evolving the Salt Spring Water Protection Alliance (SSWPA) to a Trust Area-wide conservation authority. We need to consider changes to the building code to allow, for example, ultra-low water use fixtures, dual plumbing and rainwater collection systems. These are not new concepts and have proven effective in other communities.

We need to find the right partners to offer incentive programs to help existing homeowners upgrade their homes with water conservation features. We need an education program about water conservation that targets residents, farmers, businesses, visitors, and schools. Real estate agents across the Trust Area should inform prospective purchasers as to why conservation is necessary to sustain the island's water supplies. We must and can live with the water resources we have on our islands - communities within the Trust Area can be healthy, vibrant, and live in harmony with the natural environment, both for today and, more importantly, for tomorrow.

With our island's natural water resources interconnected, our approach to managing and distributing these resources must be interconnected as well. I will work to improve coordination and collaboration with the Trust, CRD, the water improvement districts, and other island organizations to better share knowledge and technical expertise and understanding. I will advocate for increased water conservation measures across all organizations and uses of water resources on the island.

Robin Williams (candidate for CRD Director):

It is clear Salt Spring needs to make several breakthroughs in water management. The most significant are in rainwater catchment, reclamation and reduced demand. I see to the installation of a CRD "Green Practices" policy for all new infrastructure construction and upgrades. Finally I want to see Salt Spring and the Southern Gulf Islands receive a seat on the Island Health Board and lobby which controls many water related issues for the island.

Health and Community:

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

Sabrina Ali (candidate for Islands Trustee):

The Salt Spring Community Health Center is a worthy initiative. I would do whatever I could to promote community wide access to primary health care services. I would be pleased to continue to work with Community Services on Salt Spring Island and the Community Health Center under their Intermediary Agreement.

I support any initiative that will provide holistic health care to our community, particularly to vulnerable populations, especially bearing in mind that statistically 2500-3500 residents of our island are without a family doctor. This initiative would take pressure off emergency room doctors and staff.

It is vital to get this moving to support the health of our entire community.

Kylie Coates (candidate for Islands Trustee):

Working with Lady Minto Hospital I would ask that the Old bottom examining rooms be turned into a walk in clinic

Also opening a auxiliary clinic in Fulford this clinic would take pressure off Lady Minto Hospital emergency room

And I'm hoping this two walk in clinics would work with the hospital

Peter Grove (candidate for Islands Trustee):

The health care centre is in its very early stages of development. It needs a business plan before anything else can happen. I certainly support the idea and believe it could be extremely beneficial to our community. If it does move ahead i would hope to play a part.

Gary Holman (candidate for CRD Director):

CRD funding, ideally in partnership with fundraising by the Community Health Centre Society and other agencies, could assist with a needs and feasibility assessment that would identify gaps in health care services. The needs assessment would involve consultations with the Ministry of Health, Island Health, the Division of Rural Practice, and local health professionals. The feasibility assessment could identify possible locations, nature and scale of facilities, suitable and interested health professionals, and estimated capital and operating costs, all of which would support the development of a business plan.

With a business plan in place, the next step would be to advocate for regional and senior government funding to establish and operate the facility. While grant funding is ideal (including from the CRD hospital district function which I secured as CRD Director for the upgrading of Lady Minto), modest CRD tax support (subject to referendum) may play a role in establishing a health centre. As former MLA, many of my former Opposition colleagues are now Ministers of the Crown. I also have a good relationship with our local MLA and as former CRD Director, with many current and hopeful CRD Board members

Howard Holzapfel (candidate for Islands Trustee):

This is basically an Islands Health issue and I'm aware of shortfalls in health delivery particularly in areas of mental health. I support any plan that can improve our health services on the island. I have experienced excellent care for physical ills.

Laura Patrick (candidate for Islands Trustee):

I recognize and support the work of the Salt Spring Community Health Society. Recently, I attended their discussion in September 2018 where Peter McKenna, CEO of Rideau Community Health Services presented. Peter shared a story about how community health services evolved and expanded within the Rideau community. I am committed to supporting the Salt Spring Community Health Society's efforts to understand our islander's needs and to develop a proposal for Community Health services. As Local Trustee, I will work with this society and other community groups interested in creating a Community Health Centre to conduct community visioning and engagement, and to find appropriate land for such an endeavour.

Robin Williams (candidate for CRD Director):

I am currently one of fifty members of the Lady Minto Hospital Foundation. As such I am aware of both the SSI Community Health Centre and the proposed Emergency Room expansion. Currently Salt Spring provides \$917,308 dollars or 13.7% of our CRD budget to Victoria towards the Hospital District Victoria. We need to access this fund to support the two expansions. Further I will lobby for a seat on the Board of Island Health (VIHA) for Salt Spring and the Southern Gulf Islands. Getting these two facilities build is all about funding and I will go to work at the CRD Board and provincial level for this.

7. 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?)

Sabrina Ali (candidate for Islands Trustee):

Any bylaws that are not in line with the OCP are capable of amendment. I would encourage broad community consultation prior to amendment.

I would particularly look at the bylaws affecting secondary suites to see how affordable, safe and ecologically harmonious living situations can be achieved.

I would support the Salt Spring Island Watershed Protection Authority (SSIWPA) working with the North Salt Spring Waterworks District to find solutions to water quantity issues in relation to secondary suites (Bylaw 471)

Kylie Coates (candidate for Islands Trustee):

This question is tricky we must look at water use and sewage first to make sure that these two systems will cope

Peter Grove (candidate for Islands Trustee):

This is a job for professional planners. Development proposals for affordable and/or alternative housing which are supported by the OCP have received ready support from the current LTC and, I would expect, from the next one. Land Use Bylaws can and have been changed to meet those proposals. With the OCP review which I hope will be implemented next term, will come an LUB update.

Gary Holman (candidate for CRD Director):

The Official Community Plan (OC) and Land Use Bylaw (LUB) are under the jurisdiction of the Islands Trust, although CRD Director can advocate for changes. Our current OCP, which is likely to be reviewed in the next 4 year term, is already very progressive with regard to policies supporting affordable housing projects and innovative tenure arrangements. In my experience as a community activist and CRD Director, the Trust has always been very supportive of such projects, but only with safeguards, terms and conditions (e.g., housing agreements) to ensure that promised community benefits of proposed housing and land tenure changes are actually provided and guaranteed in perpetuity. Making such changes "pro-actively" (i.e., without conditions) runs the risk of the benefits of rezoning being captured by for profit interests.

Some of the 7 affordable housing projects now underway (e.g., particularly Croftonbrook) will address some of the housing needs referenced above. Also, as I have noted earlier, the CRD could play a role in facilitating low cost, unconventional housing through regulatory reforms (e.g., building bylaws) and bylaw enforcement policies. The CRD also plays a key role in providing supporting services such as waste disposal, rainwater catchment, pathways and public transit. Another role of the CRD Director is to advocate for funding from regional, provincial and federal agencies, for example from the CRD Regional Housing Trust Fund, into which I opted Salt Spring in 2006, and which funded projects such as Murakami Gardens.

As President of Abbeyfield, I worked with Island Women Against Violence to establish and fund the Cedars transition housing for women fleeing abuse. This project renovated an existing B&B. The repurposing of existing housing may avoid current NSSWD water restrictions, and is a low cost housing alternative suitable for a range of needs, including workforce housing, which some employers have been establishing.

Farmworker housing is another aspect of affordable housing on SSI, and could be a key factor in increasing local food production. It is possible, but difficult, to gain Agricultural Land Commission support for farmworker housing on ALR land. I understand that Islands Trust land use bylaw changes could facilitate such housing, subject to ALC approval, but it will be important to ensure that this housing is actually affordable and used for farmworkers, does not alienate productive farm land, or ultimately result in the for profit subdivision of, or increased speculative pressure on the ALR. SSI's OCP also allows agricultural activities on non-ALR land, the zoning for which is solely controlled by the Trust. However, the same caveats about farmworker housing on non-ALR land also apply.

Howard Holzapfel (candidate for Islands Trustee):

I support affordable housing especially in the Ganges core which can support densification with adequate water and sewer services. In the rural areas of SSI, I believe in preserving both the rural character and the agricultural uses of the land. Several attempts have been made by owners of rural land to create rental housing on their properties. We should be cautious here that these private projects don't destroy the ambiance the drew us to Salt Spring. For housing projects outside the Ganges core, the property owner must recognize that proper water, sewer, and traffic mitigation must be addressed and support by neighboring property-owners enlisted.

Laura Patrick (candidate for Islands Trustee):

Our Official Community Plan (OCP) lays out a vision and sets objectives that "preserve and protect human diversity in our community by ensuring that the island's people are accommodated by a broad spectrum of appropriate and accessible housing and facilities." However, our Land Use Bylaws restrict housing options. As Trustee, I will explore a number of actions that could bring current Land Use Bylaws in line with the OCP's support of alternative housing options, such as:

- Analyze the Land Use Bylaws, section by section and zone by zone, to identify where there are overly restrictive impediments to: secondary suites, tiny homes and other alternative housing options.
- Identify the bylaw amendments that will allow for more housing options that are consistent with our community's character and work within our limited resources.
- Determine what people actually need for water, rather than rely on overly conservative engineering figures.

The following are some examples of changes to Land Use Bylaws that could result in more housing alternatives:

- Agriculture zones, A1 and A2, have more restrictions than mandated by the Agricultural Land Commission (ALC). Remove these restrictions to make them consistent with the ALC.
- Allow secondary suites in dwellings connected to community water supplies to use an alternative water supply, such as rainwater collection.
- The current Land Use Bylaws do not have an option for low impact cluster housing within an ecovillage zone. Conduct community consultation to explore creating an ecovillage zone.

Robin Williams (candidate for CRD Director):

As a member of the Islands Trust Conservancy Board (ITC) I have raised the issue of having the ITC look into holding covenants on farm land to allow and police real farm worker housing on farm properties. I have received some resistance particularly from the Chair who feels this is outside our jurisdiction in the act. The ITC does own one rental property on SSI which tends to contradict this. In short on the Trust side more can be done through innovative thinking and action.

I also support the increase of zoning densities in the upper Drake Road area around the Lions Hall. I am a big supporter and adviser to the Dragon Fly project and want it returned to its original ownership concept. This will require fixing the water district requirement problem.

The actual land use bylaws are actually under control of the Island Trust and I am running for CRD Director. With this understood, I come with significant building experience, I have also taken the Linda Adams Planning Course and will support the Trust how I can as they deliberate bylaw and OCP changes.

Environment:

8. CRD Only question: 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?

Gary Holman (candidate for CRD Director):

Depends on the project. Some projects (eg, liquid and solid waste, cycling/pedestrian/EV charging infrastructure, expansion of public transit, waste water reclamation, water/energy conservation investments) are already primarily driven by environmental factors. For new buildings (eg, fire hall, library, pool, CRD main offices), typically the level of energy and environmental standard (e.g., such as various levels of LEED certification) is analyzed in terms of incremental capital costs versus future energy and water savings.

The location of projects is an underrated factor. It is important from a GHG emission perspective, to keep settlement patterns compact. That is why our OCP stipulates (and I have always advocated) keeping the library and affordable housing in or near the villages, or at least within easy access to existing public transit routes. (Although not a CRD project, bylaw changes legalizing suites and cottages, which could reinforce already dispersed, car dependent settlement patterns, should be considered through this lens. A study that I helped fund as CRD Director undertaken by the Pembina Institute indicated that transportation GHGs are a far more important factor in location of new housing than energy efficiency of housing itself.) Parking policies can also promote GHG intensive sprawl. Short term parking congestion issues in Ganges (e.g., on Saturday market day in the summer) creates pressure to spend scarce tax dollars on parking which can further promote car use.

Robin Williams (candidate for CRD Director):

As previously mentioned I will implement a "Green Practices" policy that currently does not exist. This really needs to be considered and incorporated ideally at the design phase. SSI is going to have up to 40 million dollars of infrastructure projects over the four year term. So we have a good place to start. As a simple example the pool roof currently has no rain water catchment that could be provided to the garden next to it. This garden current uses drinking water from North Salt Spring.. There is a really simple and inexpensive fix here. Long term I want some solutions that are viewed as "world class". I want to see this kind of leadership integrated into all CRD activity on the Island.

9. How would you promote environmentally sustainable transportation on Salt Spring?

Sabrina Ali (candidate for Islands Trustee):

I would like to see public transit extended north beyond Fernwood to North Beach Road.

I would definitely give priority to those initiatives that leave green spaces and are accessible by walking, biking or public transit

I would investigate the creation of separate bike paths, not on the road.

I would encourage incorporating alternative transportation (walking, biking, public transit) into any proposals we consider.

Kylie Coates (candidate for Islands Trustee):

By promoting and expanding our bus service and by creating better bike lanes and more of a bike friendly environment also asking BC ferries to get rid of their two dollar charge for bicycles

Also asking some of are businesses to maybe starting a carpool system

Peter Grove (candidate for Islands Trustee):

N/A a CRD matter

Gary Holman (candidate for CRD Director):

As former CRD Director, I established the first public transit system on SSI, now the most successful of its kind in BC, and the CRD Transportation Commission which oversees transit and builds and maintains cycling and pedestrian pathways in partnership with Island Pathways and MOT. The Transportation Commission, which also includes parking management as part of its mandate, is still unique in among rural (unincorporated areas of) BC.

One of my priorities as CRD Director will be to expand our public transit and pathway/bus shelter network. BC Transit has indicated that it can fund a significant expansion of the transit system in 2019. This will require matching operating funding on a roughly 50/50 basis from Salt Spring, which may be at least partly possible from growing fare revenues, and on the capital side from federal gas tax transfers. I also believe that the Transportation Commission and BC Transit should be considering the feasibility of some form of Handi Dart service, perhaps in partnership with community groups such as Greenwoods.

We need to complete the North Ganges Transportation Plan, which I developed as CRD Director. The first phase of the project has been completed, but the second phase extending into Ganges and up Rainbow Road, has yet to begin despite taxpayer approval of funding four years ago. Once this project is completed, the next priority would be to extend pathways up the increasingly busy and dangerous Ganges Hill. The good news is that MOT has indicated Ganges Hill would be one of its priorities for future road upgrades in the Fulford to Ganges corridor, which bodes well for potential partnerships.

Through innovative partnerships between the Transportation Commission, Island Pathways and MOT (called Partners Creating Pathways) we have been able to build \$1 million in pathways at a local taxpayer cost of about \$250,000. This partnership, which in recent years has encountered some administrative obstacles from MOT and CRD, must be renewed so that the next pathway connecting Baker Road to Central Hall (with SSI Foundation and gas tax grants already committed) can be built. The CRD has also just begun to invest in the extension of the CRD Parks' Regional Trail to SSI, prioritizing the Vesuvius to Central Hall portion. BC Ferries is also committed within the next few years to upgrading ferry parking to remove vehicles from the road. We also need to ensure that pedestrian and cycling use on Fulford Hill is made safer, and this may require a partnership with the Transportation Commission, MOTY and Island Pathways.

Pathway building, as with conservation purchases, is most successful when approached as a partnership. I propose to establish a permanent inter-agency group focused on completing the entire CRD Regional Trail which extends from Vesuvius to Fulford, comprised of organizations such as the CRD Transportation Commission, MOT, Island Pathways, CRD Parks, BC Ferries, and the

TransCanada Trail. This body, modelled on other inter-agency initiatives such as the South and West SSI Conservation Partnership, (which I established and culminated in the protection of ***(the remainder of this response was deleted, as it exceeded the 500 word count limit)***).

Howard Holzapfel (candidate for Islands Trustee):

I support the expansion of use of electrical vehicles with more charging stations and dedicated parking. Also, the next bus for our transportation system should be an EV or hybrid vehicle. I am working with Chief George to replace a current gasoline-powered utility vehicle with an EV. Dedicated bike lanes should be integrated into the roadways during their next paving cycles.

Laura Patrick (candidate for Islands Trustee):

While appreciating that many in our community are already voluntarily reducing their ecological and carbon footprints, **we can do better** by doing even more to achieve greater reductions through innovative incentives, policies and bylaws. **We can do better** at planning the future of our community. We must realistically consider the benefits and challenges of tourism as well as the impacts of climate change.

I fully support more vehicle charging services here on Salt Spring, including services for commercial vehicles. We need to seek efficiencies in the ways goods and services are transported on and off the island. As the Vice Chair of the Community Economic Development Commission (CEDC), I am pleased to report that the CEDC is exploring opportunities for island businesses, big and small, to better cooperate and share business services including transportation. Efforts like these have the potential to moderate the growth of commercial traffic.

Transitions Salt Spring's EV Group has done a remarkable job of helping our population of eco-conscious islanders to adopt EVs at a much higher rate than anywhere else in Canada. I think Salt Spring is an ideal test bed for new innovation. Following the Green Services cohort of the Rural Business Accelerator, CEDC commissioners Holly MacDonald and Francine Carlin have received tremendous support from Adam Olsen and the Chamber of Commerce to have Salt Spring designated as a green business pilot location.

Presently, the Islands Trust supports car sharing and electronic meeting attendance to reduce car trips. I believe the Islands Trust must be a leader in green transportation practices to set an example for other organizations operating in the Trust Area. I expect Islands Trust to reach 100% EV within its fleet within a reasonable time period, and aim to have EV charging stations at places of employment to service employee-owned vehicles.

Climate action could be better addressed within the Official Community Plan (OCP). I would expect Transitions Salt Spring's EV Group to participate in identifying how the OCP could be improved to guide the location of EV services in our villages.

We need to help islanders to reduce their dependence on cars. I believe we need to explore options to create community car share programs, expand the bus system and expand our efforts to build bike and pedestrian pathways. When we revisit the OCP, we can explore more options to reduce our dependence on cars.

Robin Williams (candidate for CRD Director):

I am a strong supporter of the electric vehicle group on Salt Spring Island and hope to see the same success with electric bikes. I will allocate community works funding for this. We are also looking into low speed lower cost electric vehicles at the Transportation Commission (SSITC). Also at the SSITC which I have chaired for the last four years we operate the most successful rural bus service in the province. This is the result of a significant capital plan we put in place about five years ago. Finally I will implement an electric parking shuttle service for the 2019 which should also function as a Ganges people mover.

10. What are the top three challenges facing the natural environment of Salt Spring, and what steps would you take to address these challenges?

Sabrina Ali (candidate for Islands Trustee):

A. The impact of a seasonal occupancy. The stresses on water, sewage, traffic, land use, and our emotional well-being are dramatic due to our seasonal occupancy. This needs to be addressed in a cohesive manner, with all 6 silos adopting a comprehensive seasonal occupancy management strategy.

B. The expanding population base. I would follow a best practices model. Education and monthly town hall meetings that include information about the capacity of the island in terms of water, sewage, conservation, and the emotional well being of residents, following a voluntary stewardship model.

C. Large volume marine traffic. I encourage and support our opposition to the KM and will do whatever I can to continue to bring attention to the precarious state our fragile ecosystem is now in.

Kylie Coates (candidate for Islands Trustee):

Climate change
Droughts and fire

Littering
Beer bottles and cans
And just basic garbage

Abandoned boat
Sinking and polluting the local beaches and oceans

Getting a rain catchment system in place will help with droughts

Also working with the local fire department and community to get a fire action plan set up
Either to prevent or to deal with a major fire

To raise the deposit on beer bottles and cans to something a little more significant that you won't simply throw them away also trying to get restaurants and Takeaway food on the island to get rid of Styrofoam and plastic and get a better environmental option

Reminding local islanders that garbage on the side of a road makes are island look dirty

As for abandoned boats

Trying to find the people that have abandoned them it's a must

Identifying Boats that are about to sink or have pollutants

Peter Grove (candidate for Islands Trustee):

Lack of water in the summer; the risk of forest fires; increased population

We must improve water collection, storage and distribution methods. To a large degree this falls under the control of the CRD but the Islands Trust can play its part by enabling and/or requiring better management in the projects it approves. It can also advocate for changes to building codes and islands health requirements to put less of a strain on groundwater and on our existing lakes and

reservoirs. All new builds should include rainwater collection systems and this can be a requirement through zoning.

Firesmart Canada provides a great deal of information about construction methods which reduce the dangers from fire. Our forests need to be managed in ways to reduce the risks. A task force consisting of representatives from Salt Spring Fire, the CRD, Islands Trust, First Nations and the Ministry of Forests Lands Natural Resource Operations and Rural Development should be put together to address these important issues. I will be meeting with our Fire Chief to see what the Islands Trust can do to assist.

Increasing population can certainly challenge the natural environment of our island. Population control as has been proven around the world does not work without dire consequences, therefore it must be managed through effective land use and community planning. We need to take a hard look at the community's expectations and wishes for our island's development, always respecting the preserve and protect mandate. Issues surrounding population densities and distribution, arable land, water management and protection, First Nations interests, transportation and economics must be addressed in our OCP review.

Gary Holman (candidate for CRD Director):

I'll focus on Salt Spring's land-based issues, although degradation of the marine environment and dependent species is also a major concern. I would suggest our three main, land-based environmental issues (which are themselves interrelated) are water and waste; loss of forest cover / ecologically sensitive lands; and climate action / adaptation. While climate action and adaptation is one of our key environmental concerns many other key environmental issues can also be considered within the climate change context.

I've covered water-related issues and some suggested strategies to address them, in a question above, primarily as they relate to human uses and risks. Protection of fresh water (for example by use of such tools as Development Permit Areas which are under Trust jurisdiction), not only protects drinking water, it also provides habitat for many species – plant and animal – some of which are rare and endangered.

We are currently shipping our liquid (i.e., septage and sewage) waste off island at a cost of several hundred thousand dollars annually, even though this waste has a water content of 95%. Finding an environmentally responsible method of disposing of our liquid waste at the 18 acre Burgoyne site (which I helped secure as part of the Burgoyne Bay land acquisition in 2001), could save significantly reduce taxpayer costs and reduce GHG emissions associated with off island trucking. Despite voter approval of funding in 2008 (my last year as CRD Director) an on island solution for our liquid waste has not been found.

Regarding solid waste, while we can make improvements in our recycling services, for example regarding single use plastics, our top priority should be to compost our food scraps and green waste to create beneficial soil amendments to increase agricultural productivity and reduce burning. Regionally, the CRD must increase methane capture for power production at the Hartland landfill, again significantly reducing GHG emissions. The methane capture and electricity production already in place at Hartland has been one of the most significant reductions in emissions within the entire regional district. I am currently participating in an ad hoc committee examining composting options and as CRD Director will continue to support this initiative.

Almost two thirds of SSI is forested. These forests provide significant environmental benefits including habitat for a number of species, capture of carbon emissions, preventing damaging storm water runoff, and protecting water quality. As a former Board member of the Salt Spring Island Conservancy and The Land Conservancy of BC, who has worked with the community and conservation agencies to save precious green space on this island, I'm very proud that about 20% of the SSI land base is permanently protected. Including the recent Provincial announcement that no

logging on our Crown lands will be permitted, SSI has protected over 6,500 acres of green space since 2001, a remarkable accomplishment. CRD Parks has played a significant role in these protection efforts and I will work with the CRD Board to pursue other green space protection opportunities.

Our forests on SSI are also at risk (*the remainder of this response was deleted, as it exceeded the maximum word count of 500 words per answer*).

Howard Holzapfel (candidate for Islands Trustee):

Water, wildfire, and waste management are the top three challenges facing our environment. For water problems see question - Gov. #3. Completion of the liquid-waste facility at Burgoyne Bay should be a high priority to avoid the excessive shipment costs and also transshipment costs from other islands. For mitigation of fire risks, I support the FireSmart Program as well as the neighbor POD systems as well as education about the increased risks here compared to urban areas.

Laura Patrick (candidate for Islands Trustee):

I believe the top three challenges to our island's natural environment are climate change, which is leading to an **increased fire risk** and contributing to our **dwindling water supplies**, and **single use plastics** that are polluting our road sides, lakes, streams, beaches and local ocean waters (not to mention floating off and joining the floating garbage gyre in the Pacific Ocean).

I have made maintaining and strengthening our environmental safeguards to keep Salt Spring and the Trust Area special and a world-class example of sustainability a focus of my campaign platform.

We can do better by communicating how every one of us who lives in, owns land on, vacations in or travels through this region needs to become a steward of our precious ecosystem. We need to know what actions we can each take to protect it. This includes actions such as educating islanders about programs like Fire Smart. We need to be far more aggressive with eliminating single use plastics on this island.

We can do better by managing and conserving our water supplies and employing standards to ensure long-term ecological sustainability of our watersheds while encouraging ecologically-sound housing solutions. We must develop a culture of water conservation within the Trust Area. We should consider evolving the Salt Spring Water Protection Alliance (SSWPA) to a Trust Area-wide conservation authority. We need to consider changes to the building code that include, for example, ultra-low water use fixtures, dual plumbing and rainwater collection systems. We need to find the right partners to offer an incentive program to help existing homeowners upgrade their homes with water conservation features. We need an education program about water conservation that targets residents, farmers, businesses, visitors, and schools. Real estate agents across the Trust Area should inform prospective purchasers why conservation is necessary to sustain the island's water supplies.

We can do better planning the future of our community. We must realistically consider the benefits and challenges of tourism as well as the impacts of climate change. We need an updated Official Community Plan (OCP) and Land Use Bylaw – Let's begin by building on the valuable recommendations from the 2007 OCP review. We need plans and bylaws to help us determine what our community will look like, and realistically consider the impacts of climate change.

Robin Williams (candidate for CRD Director):

The first of the top three is water. We need to work towards an island wide principle water district. The main part of this move will be some kind of amalgamation of the CRD with North Salt Spring water. The combine resources will give us the ability to operate water based engineering on island and be far less reliant on CRD integrated water in Victoria.

The second is waste. We must look at the situation of the amount of sludge we produce and ship off

island at a cost of around \$350,000 per year. Here I want to see SSI transition to a world class leader. I have a strong background in both Chemical and Environmental Engineering and understand traditional waste management systems. I do not have a solution for this yet but I will make it a priority. There is an old expression "there is money in muck". I will try and find the expertise to better use our waste products in a more environmentally supportive manner. I recently saw an amazing presentation on "bio char" at the last Egg Heads meeting. I am also aware of a new innovative waste water facility in Sechelt. We definitely need a new kind of thinking to deal with this ongoing problem

There is deforestation. I am very concerned with the clear trend in cedar trees simply dying. This is an extreme fire hazard and we see evidence of this climate change effect island wide. At this time I am not sure what to do in response. At the very least we are going to have to take the dead stock out simply to minimize the risk.

Housing:

11. 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?

Sabrina Ali (candidate for Islands Trustee):

In the short term, I would:

- a. Amend our Policy Statements and the OCP to ensure the importance of safe, affordable, and sustainable housing is strongly emphasized.
- b. I would continue to monitor the secondary suites pilot area for sustainability and possibility of alignment with the matching program.

In the medium term, I would:

- i. draft temporary use permit changes to allow consideration of alternative housing solutions which are ecologically harmonious and sustainable.
- ii. I would be involved in developing a Trust wide Affordable Housing Strategy, including reviewing required map designations to meet anticipated housing needs and robust policies regarding affordable, safe, and sustainable housing, rural housing, and special needs housing
- iii. Investigate the possibility of Density Bonuses.
- iv. Encourage those initiatives already in place.

In the long term, I would:

1. like to see cluster style housing, with particular regard for ecologically sensitive areas. I like the vision of low density attached dwellings in micro villages.
2. look at Cottage housing, which determines density on the basis of square footage, without limiting the number of individual dwellings, which would allow tiny homes. 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)?

Kylie Coates (candidate for Islands Trustee):

First for the short term I would stop kicking people out of all basement suites cabins trailers and tents While there is a housing crisis

Second for the long-term we as an island must decide how we want affordable housing Do we make basement suites and Separate cabins legal

I also think we have to build a larger apartment with 3 to 2 bedrooms apartments Close to Ganges and at least one in Fulford

Peter Grove (candidate for Islands Trustee):

The Report was written in 2003 and, remarkably, could have been written yesterday. The issues are the same. Some of the recommendations are in progress. Suites are now legal over more than half of the island. The challenge in some areas is that NSSWD will not provide water services because of the moratorium. The current LTC's plans were to extend the plan to cover the entire island and I hope that the coming LTC follows up. Legalizing seasonal cottages, in areas not subject to water and/or environmental issues (some 500 properties) is up before the LTC at its coming meeting on October 18th.

There are some 260 units of affordable housing in process, all of which have been and will be before the LTC. They include creative plans for tiny homes, density housing, mixed zoning, all of which were recommended in the Report. The needs of families and seniors are certainly front and centre. I am confident that they will move ahead but there are hurdles which need to be resolved.

There have been no projects before the LTC involving zones for "cluster housing" in rural residential areas or "cottage housing", measuring the density by floor space ratio rather than number of dwellings, as described in the Report. I am hopeful that applicants will consider these options.

The point is that, as much as it would like to, the LTC is not in a position to raise funds, purchase land, incur debt, and construct housing of any kind. It is up to the Province, the CRD and/or the community to take on such projects. The LTC manages and approves the land use through zoning, making changes with the community as may be appropriate and necessary.

In the short run our community is in serious need of housing for the homeless and individuals and families who live and work on the island and are without a home. We are told that the Province has significant funding available for such projects so it is up to the CRD and the community to make it happen. The LTC will enable and assist such projects to the best of its ability and within its mandate.

Gary Holman (candidate for CRD Director):

The key tools required to build more affordable housing on SSI include the ability to rezone land to increase density (i.e., increase the number of dwelling units per acre of land), the availability of funding from all levels of government to acquire land and build housing, the availability of key services (e.g., water, waste disposal, and transportation), and the ability to ensure affordability of housing in perpetuity, this breaking the link with market forces that drive up land and housing costs (e.g, through housing agreements on title). All of these tools are available to and have been applied by local government and affordable housing proponents on SSI.

I would argue that the availability of land is not the issue, at least in the short term. For example, the 7 affordable housing projects currently underway already have land secured. The Islands Trust Council and the CRD (which already owns 5 acres of land for up to 80 units of affordable housing on Drake Road) can also own land. Our current OCP also supports innovative land tenure

arrangements, but it is the responsibility of proponents to bring forward proposals consistent with these policies. Funding at the regional, provincial and federal level is available at unprecedented levels, although there are still some gaps that must be addressed. Salt Spring has the capacity to provide waste disposal, and transportation services (e.g., walking/cycling pathways and public transit which I established as CRD Director). The major obstacle to building new affordable housing, at least in the NSSWD service area, is the moratorium on new water connections.

During my two terms as CRD Director (2002-2008), I opted Salt Spring into the CRD Housing Trust Fund in 2006, a regional fund that has contributed to the creation of hundreds of units of affordable housing within the Capital region, and scores of units on SSI. Since then, SSI has received grants that are many times its contributions (more grants than the three Saanich peninsula municipalities put together), including the Croftonbrook project proposal for over 50 units of affordable housing. As former President of the SSI Abbeyfield Society, I collaborated with IWAV in the establishment of the Cedars transition housing for women fleeing abuse.

There are many dimensions to the affordable housing problem. My top priority will be to support the 7 affordable housing projects already underway, all with land secured, including Croftonbrook (with \$6.5 million in funding already committed), Dragonfly, Community Services' SSI Commons and the CRD itself (all in the Drake Road area), Norton Road, Meadow Lane, and Brackett Springs. These projects, representing over 250 newly built units, directly address a range of affordable housing needs on SSI and would also free up rental housing in the private market. They will add to a permanent stock of affordable housing that is disconnected from inexorable market forces. All of these units would have housing agreements, covenants on title, that would assure affordability in perpetuity.

Two of these projects (Brackett Springs and SSI Commons) already have Islands Trust, water and ***(the remainder of this response was deleted, as it exceeded the 500 word count limit)***.

Howard Holzapfel (candidate for Islands Trustee):

A hospitality tax might be used for rental subsidies in the short-term. Longer term we need to designate areas suitable for higher densities and fund the building of affordable housing

Laura Patrick (candidate for Islands Trustee):

Housing has been recognized as an issue on the island for at least 15 years. In 2003, The Islands Trust received a staff report titled "Options for Affordable Housing: New Solutions to the Housing Crisis in the Islands Trust Area." This 2003 staff report identified a number of planning tools to create affordable housing. Despite the recognized "crisis", many of these planning tools have not been enacted.

We have a housing crisis that is impacting everyone on this island. Working people – among them nurses, teachers, servers, chefs - struggle for housing security. We risk losing organizations and businesses that are integral to our island life.

I will support the development of housing solutions that will help sustain a healthy community by:

in the short term,

- bringing the Trust, CRD and all other island organizations with housing mandates together to collaboratively develop an understanding of the housing issue, and develop a cohesive strategy for communications, actions and resources;
- directing staff to review the many reports (e.g., "Options for Affordable Housing: New Solutions to the Housing Crisis in the Islands Trust Area."), surveys and studies that have already been completed that identify affordable housing innovation and best practices appropriate to our community, and to recommend steps for implementation;

in the short to medium term,

- making amendments to the Land Use Bylaw to remove unacceptable encumbrances to farmworker housing, secondary suites and cottages. We can implement other positive changes that have already been well-researched by the Islands Trust staff;
- holding community forums that build on what we already know to better understand housing needs, to find innovative solutions, and then getting to work to remove the barriers and implement solutions;
- strongly advocating to senior levels of government, especially the CRD and BC Housing, for a unique housing strategy with dedicated funding, and decision making for the Southern Gulf Islands;

in the long term,

- visioning an island resource dedicated to leading housing initiatives, monitoring, and reporting results.

Robin Williams (candidate for CRD Director):

I am already heavily involved in the affordable housing work on Salt Spring. I am the local government liaison for Dragon Fly Commons and have worked through the Transportation Commission to lobby MOTI for Drake Road to be upgraded. I also sit on the Housing Council and established with Ron Cooke and Peter Grove the Emergency Housing Task Force to deal with immediate short term relief. With seven projects underway the main obstacle has been water. I believe we need to get Island Health to work more cooperatively with the CRD on issues such as water and mental health. This is why I want to get a seat on the Island Health Board. With a seat at the table we will get our message more directly across.

12. 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)?

Sabrina Ali (candidate for Islands Trustee):

I would work with SWIPPA and I would investigate the possibility of off-season water collection. I would consult with all parties in the area, as well as the Provincial and Federal Government to explore funding opportunities and further a comprehensive water management strategy.

I would also look at the good ideas within the citizens report to ensure that we all have access to safe drinking water year round.

Peter Grove (candidate for Islands Trustee):

Rainwater systems are already allowed for single family residences. Their installation is supervised by the CRD's building department. There are many operating successfully across the island. The challenge comes with multi residential developments, primarily from Island Health (VIHA), which is what has got in the way of a number of affordable housing projects including the CRDs Drake road, Dragonfly and Croftonbrook. Islands Health considers rainwater to be more difficult to monitor and control than groundwater, which makes no sense to me. Pressure is being brought to bear on the Ministry to change this. I will certainly do all I can to increase that pressure by ensuring the matter remains high on Trust Council's agenda and advocating with our MLA who, I believe, is fully supportive.

Gary Holman (candidate for CRD Director):

For single family dwellings, there already is a process in place to ensure that safe, potable rainwater systems can be installed. However, there are concerns that these rules are unnecessarily cumbersome and costly. I understand that CRD Building Inspection staff have already indicated, as a result of advocacy by water and equipment providers, that existing rules and policies regarding earthquake proofing of water storage tanks will be rationalized to avoid the costly requirement for an engineer's approval in certain circumstances.

I believe additional changes by the CRD and Island Health (which regulates potable water system standards) are possible to further reduce costs and regulatory burdens governing existing rainwater catchment regulations. There is an even more significant problem regarding rainwater catchment systems for drinking water in multi-family projects. In fact, it is my understanding that Island Health provides no standards for such systems, all but precluding their use for larger affordable housing projects. My understanding is that other jurisdictions do have rules and standards in place to allow such systems, and that Island Health is considering them now. I will advocate for adoption of such standards.

I believe the best way to approach these issues, as with many others that involve various authorities, is to establish an inter-agency working group to thoroughly discuss problems with the current regulatory regime, changes that may already be underway to address these problems, and possible new approaches. As MLA, I convened such meetings on SSI when it became clear that affordable housing projects were being held up by the NSSWD water moratorium.

Howard Holzapfel (candidate for Islands Trustee):

Rainwater collection through Education and workshops, I support anything that will make our island more sustainable .

Laura Patrick (candidate for Islands Trustee):

I understand the fragility of our island's freshwater supplies and the increasing stress of a warming climate. We must develop a culture of water conservation within the Trust Area. We should consider evolving the Salt Spring Water Protection Alliance (SSWPA) to a Trust Area-wide conservation authority.

I will improve coordination and collaboration with the other governments and agencies, such as CRD and Island Health, that are creating barriers to installing rainwater collection systems.

I will act to remove barriers that are in the Land Use Bylaws for using rainwater catchment for supplying secondary suites, cottages, multi-family housing, and other accessory buildings.

I will advocate for developing an incentive program to help existing homeowners upgrade their homes with water conservation features such as rainwater collection systems.

I will collaborate with other island organizations to develop rainwater collection system requirements, guidance materials, and education programs.

Instead of fearing the loss of our water supplies, Salt Spring can be a model community that attracts attention for its conservation culture, innovative green initiatives and technologies. On October 13, you too can join SSIWPA's tour of island homes that feature different solutions and innovations in rainwater harvesting and use.

Robin Williams (candidate for CRD Director):

For rainwater there is a lot of misinformation. First you can install a catchment tank up to 2500 imperial gallons with just an engineering sign off and the water approval from a water quality specialist. The CRD needs to promote this more including at their own facilities. We also need more influence and co-operation from Island Health (VIHA) which is why I want a seat on the board. The

problems seem to be more with simple education and execution than any major road blocks or technical problems.