



Executive Committee Acting as a Local Trust Committee (Ballenas-Winchelsea Islands) Regular Meeting Agenda

Date: June 18, 2024
Location: Harbour House Hotel
121 Upper Ganges Road, Salt Spring Island, BC

Members Present: Peter Luckham, Chair
Tobi Elliott, Trustee
David Maude, Trustee
Timothy Peterson, Trustee

Staff Present: Chris Hutton, Regional Planning Manager
Bruce Belcher, Planner 1
Rob Pingle, Legislative Clerk
Lisa Millard, Recorder (electronic)

Others Present: There were no members of the public in attendance.

1. CALL TO ORDER

Chair Luckham called the meeting to order at 9:05 a.m. He acknowledged that the meeting was held on the territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

By general consent, the agenda was approved as presented.

3. PUBLIC COMMENTS - None

4. MINUTES

4.1 Local Trust Committee Minutes dated October 4, 2023 - for adoption

By general consent, the Local Trust committee meeting minutes of October 4, 2023 were adopted.

4.2 Resolutions Without Meeting Report dated June 2024

Received for information.

5. BUSINESS ARISING FROM MINUTES

5.1 Follow-up Action List Report dated June 2024

Received for information.

6. COMMUNITY INFORMATION MEETING – None

7. PUBLIC HEARINGS - None**8. APPLICATIONS AND REFERRALS****8.1 EX-DP-2024.1 (C. Walker) – Staff Report**

The Planner summarized the staff report and highlighted the following:

- The development permit application is for the new construction of a single family dwelling located within the shoreline development permit area;
- Any construction on Mistaken Island would fall within the 30 metre buffer from the natural boundary to the sea;
- The building site was chosen to be located within an area that had previously been disturbed;
- Tree removal will be limited to three trees considered dangerous;
- The applicant has proposed to relocate the existing cabin and build a new structure 2.5 metres further from the natural boundary of sea than the existing building location;
- The application is based on professional biologist and professional geological engineer assessments; and
- The application meets all of the objectives and guidelines for the development permit area.

The applicant was in attendance and noted the following:

- They actively protect the ecosystem on the island;
- They are focussed on building within the area of previously disturbed land and maintaining a small footprint;
- They will be bringing a small excavator on site but no heavy equipment; and
- They are building a net zero energy home.

Trustee Peterson stated that the island is located within the Snaw-Naw-As First Nation whom Islands Trust will be signing a protocol agreement with soon. Discussion ensued and the Trustees acknowledged that while a development permit application does not require referral to First Nations it is important to advise the Snaw-Naw-As that an application is in progress.

BW-2024-001**It was MOVED and SECONDED**

that the Executive Committee acting as a Local Trust Committee (Ballenas-Winchelsea Islands) approve issuance of Development Permit application EX-DP-2024.1 (Walker).

CARRIED**8.2 EX-DVP-2024.1 (C. Walker) - Staff Report**

The Planner noted that the development variance permit application is to vary the minimum setback from the natural boundary to the sea from 15 metres to 10.4 metres and that locating the building further outside of the setback area would require significant vegetation removal.

BW-2024-002

It was MOVED and SECONDED

that the Executive Committee acting as a Local Trust Committee (Ballenas-Winchelsea Islands) approve issuance of EX-DVP-2024.1 (Walker).

CARRIED

Discussion ensued regarding communications with the Snaw-Naw-As First Nation.

BW-2024-003

It was MOVED and SECONDED

that the Executive Committee acting as a Local Trust Committee (Ballenas-Winchelsea Islands) request the Chair write a letter to Snaw-Naw-As First Nation regarding issuance of DP 2024.1 (Walker) and DVP 2024.1 (Walker) as discussed.

CARRIED

9. LOCAL TRUST COMMITTEE PROJECTS – None

10. DELEGATIONS - None

11. CORRESPONDENCE - None

12. NEW BUSINESS – None

13. REPORTS

13.1 Trustee Reports

The Trustees did not have anything to report that was relevant to the Ballenas-Winchelsea area.

13.2 Chairs Report

Chair Luckham stated that Islands Trust has entered into a protocol agreement with the Snaw-naw-as First Nation and the agreement is waiting for signature.

13.3 Trust Conservancy Reports

13.3.1 April 2024

Received for information.

13.3.2 May 2024

Received for information.

13.4 Regional District of Nanaimo Electoral Area E Director Update - None

13.5 Snaw-naw-as (Nanoose) First Nation Representative Report - None

13.6 Applications Report - None

13.7 Trustee and Local Expense Reports

13.7.1 September 2023

Received for information.

13.7.2 October 2023

Received for information.

13.7.3 November 2023

Received for information.

13.7.4 December 2023

Received for information.

13.7.5 January 2024

Received for information.

13.7.6 February 2024

Received for information.

13.7.7 March 2024

Received for information.

13.8 Adopted Polices and Standing Resolutions

Discussion ensued about the standing resolution requiring Local Trust Committees to annually write a letter to First Nation and if a letter is not going to sent annually then the standing resolution should change.

2004-BW-004

It was MOVED and SECONDED

that the Executive Committee acting as a Local Trust Committee (Ballenas-Winchelsea Islands) request that the Executive Committee consider a policy on engagement and communication with First Nations in the Trust Area, to be developed with local trust committees, with respect to standing resolutions on Reconciliation and engagement with local First Nations.

CARRIED

14. WORK PROGRAM

14.1 Active Projects Report - None

14.2 Future Projects Report dated June 2024

Received for information.

15. CLOSED MEETING - None

16. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for Wednesday, October 9, 2024 at 10:30 am at Islands Trust, Victoria Office Boardroom, 200-1627 Fort Street Victoria, BC

17. ADJOURNMENT

By general consent, the meeting was adjourned at 9:54 a.m.

Peter Luckham, Chair

Certified Correct:

Lisa Millard, Recorder