



Executive Committee Agenda

Date: Monday, November 30, 2020
Time: 9:00 am
Location: Electronic meeting, Public venue
Islands Trust
200-1627 Fort Street
Victoria, BC V8R 1H8

Pages

1. CALL TO ORDER
2. APPROVAL OF AGENDA
 - 2.1. Introduction of New Items
 - 2.2. Approval of Agenda
3. ADOPTION OF MINUTES
4. FOLLOW UP ACTION LIST AND UPDATES
 - 4.1. Follow Up Action List/Director/CAO Updates
 - 4.2. Local Trust Committee Chair Updates
 - 4.3. Islands Trust Conservancy Liaison Update
5. BYLAWS FOR APPROVAL CONSIDERATION - None
6. TRUST COUNCIL MEETING PREPARATION
 - 6.1. Executive
 - 6.2. Local Planning Services
 - 6.3. Administrative Services
 - 6.4. Trust Area Services
7. EXECUTIVE COMMITTEE PROJECTS
 - 7.1. Trust Council Initiated
 - 7.1.1. Executive
 - 7.1.2. Trust Area Services
 - 7.1.3. Local Planning Services
 - 7.1.4. Administrative Services
 - 7.2. Executive Committee Initiated
 - 7.2.1. Executive
 - 7.2.2. Trust Area Services
 - 7.2.3. Local Planning Services

3 - 8

7.2.4. Administrative Services

- 8. NEW BUSINESS**
 - 8.1. Executive/Trust Council**
 - 8.2. Trust Area Services**
 - 8.2.1. LTC Chairs Report on Local Advocacy Topics**
 - 8.3. Local Planning Services**
 - 8.4. Administrative Services**
- 9. CLOSED MEETING (if applicable)**
- 10. RISE AND REPORT DECISIONS FROM CLOSED MEETING (if applicable)**
- 11. CORRESPONDENCE (for information unless raised for action)**
 - 11.1. R. Kasting letter dated Nov 23, 2020 re: freighter anchorages in the Gulf Islands** 9 - 14
 - 11.2. A. Hodson re: Notice of Application to Front Counter, BC Prov Team letter dated Nov 12, 2020** 15 - 16
 - 11.3. A. Hodson re: Gabriola development letter dated Nov 18, 2020** 17 - 18
- 12. WORK PROGRAM**
 - 12.1. Review and amendment of current work program** 19 - 22
- 13. NEXT MEETING**

The next meeting of the Executive Committee is December 16, 2020
- 14. ADJOURNMENT**



Follow Up Action Report

Executive Committee

Chief Administrative Officer

Activity	Responsibility	Dates	Status
1 Discuss with the province and report to Trust Council at the December Trust Council meeting on a process to identify potential governance and/or operational change that could be adopted in order to improve the delivery and integration of all the types of services that are delivered to the Islands Trust Area.	Russ Hotsenpiller	Meeting: 12-Sep-2017 Target: 05-Dec-2017	In Progress
2 THAT Executive Committee direct that staff develop draft policy regarding the provision of electronic meetings for application by Trust Council and Committees for when the Provincial State of Emergency is concluded.	Russ Hotsenpiller	Meeting: 30-Sep-2020 Target: 16-Dec-2020	In Progress
3 Follow-up with FLNRORD staff re: PMFL and UBCM minister meeting, legal opinion already sent.	Russ Hotsenpiller	Meeting: 30-Sep-2020 Target: 21-Oct-2020	In Progress
4 That Trust Council meeting day scheduled, Thursday, December 3 begin at 8:30 a.m., break at 10:00 a.m., return at 10:15 a.m.	Russ Hotsenpiller	Meeting: 18-Nov-2020 Target: 20-Nov-2020	Completed
5 That EC endorse Vice Chair Fast's attendance at the 2020 Virtual Symposium on Water Stewardship in a Changing Climate, November 19, 26 and December 3 and cover the \$50.00 registration costs.	Russ Hotsenpiller	Meeting: 18-Nov-2020 Target: 16-Dec-2020	Completed
6 That Executive Committee hold its 2021 business meetings electronically but reserve \$3000.00 for meeting contingency.	Julia Mobbs Russ Hotsenpiller	Meeting: 18-Nov-2020 Target: 16-Dec-2020	Completed

Follow Up Action Report

Executive Committee

Chief Administrative Officer

Activity	Responsibility	Dates	Status
7 That in order to meet the principles of openness, transparency, and accessibility, meetings of the Executive Committee will be held electronically until Ministerial Orders under the Emergency Program Act and requirements or recommendations under the Public Health Act change regarding public attendance at trust body meetings; and that such meetings be live streamed, and the public invited to participate in meetings by connecting to the link or the phone number provided in the meeting notice, in order to observe proceedings and speak when invited by the Chair.	Russ Hotsenpiller	Meeting: 18-Nov-2020	In Progress
8 Forward to Trust Council for the upcoming meeting for information the report Potential legislative and procedure change by the Islands Trust in relation to forest protection - Briefing.	Russ Hotsenpiller	Meeting: 18-Nov-2020 Target: 20-Nov-2020	Completed
9 That the report Potential legislative and procedure change by the Islands Trust in relation to forest protection - Briefing be brought to a future Executive Committee meeting for next steps.	Russ Hotsenpiller	Meeting: 18-Nov-2020 Target: 03-Feb-2021	In Progress

Director, Administrative Services

Activity	Responsibility	Dates	Status
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Follow Up Action Report

Executive Committee

Director, Administrative Services

Activity	Responsibility	Dates	Status
1 Review Islands Trust Policy 6.5.2 as a whole and specifically make recommendations to amend the policy to ensure the policy is clear in regards to the process and decision making authority related to proposed "overspends" for any particular budget item.	Carmen Thiel Julia Mobbs	Meeting: 21-Oct-2020	In Progress
2 That Executive Committee hold its 2021 business meetings electronically but reserve \$3000.00 for meeting contingency.	Julia Mobbs Russ Hotsenpiller	Meeting: 18-Nov-2020 Target: 16-Dec-2020	Completed

Director, Local Planning Services

Activity	Responsibility	Dates	Status
1 That the Executive Committee request staff to draft an amendment to the Strategic Plan regarding development of heritage overlay mapping and development of model bylaws	David Marlor	Meeting: 30-Sep-2020 Target: 21-Oct-2020	Completed
2 That Executive Committee return Mayne Island Local Trust Committee Bylaw No. 180 for referral to First Nations inconsideration of Trust Council's reconciliation policies.	David Marlor	Meeting: 18-Nov-2020 Target: 30-Nov-2020	Completed
3 That Executive Committee approve financial sponsorship of \$4950 for rezoning application GL-RZ-2019.1 and that Vice Chair Rogers abstained.	David Marlor	Meeting: 18-Nov-2020 Target: 30-Nov-2020	Completed
4 That the Executive Committee approve financial sponsorship of \$935.00 for Development Variance Permit application TH-DVP-2020.1.	David Marlor	Meeting: 18-Nov-2020 Target: 30-Nov-2020	Completed

Follow Up Action Report

Executive Committee

Director, Trust Area Services

Activity	Responsibility	Dates	Status
1 Investigate options for local trust committees with respect to being notified of aquaculture and mariculture license changes including changes in species in its negotiation of protocol agreements with the province.	Clare Frater	Meeting: 30-Jan-2019 Target: 17-Apr-2019	In Progress
2 That staff be requested to draft a letter to BIM Council encouraging them to engage with First Nations consistent with the Islands Trust reconciliation declaration.	Clare Frater	Meeting: 02-Oct-2019 Target: 30-Oct-2019	In Progress
3 Authorize a grant of \$4,500 (from History and Heritage Grants) to Drama Camp Productions in support of the application to host screenings of the movie Dust n Bones and reconciliation discussions on Hornby, Denman and Gabriola Islands, subject to support of local trustees and affected local trust committees. Screening on HOLD due to COVID.	Clare Frater	Meeting: 26-Feb-2020 Target: 25-Mar-2020	In Progress
4 That staff redirect funding approved by resolution EC-2020-032 from its February 26th business meeting for Hornby Island under the History and Heritage grant application, be allocated to a Dust n Bones screening event on Salt Spring Island. On HOLD due to COVID.	Clare Frater	Meeting: 10-Mar-2020 Target: 15-Apr-2020	In Progress



Follow Up Action Report

Executive Committee

Director, Trust Area Services

Activity	Responsibility	Dates	Status
5 That Trust Council request that the Executive Committee support Bowen Island Municipality in its efforts to oppose recreational use of motorized vehicles on Mount Gardner Crown land, subject to consultation with First Nations.	Clare Frater	Meeting: 17-Jun-2020 Target: 15-Sep-2020	In Progress
6 The Executive Committee request staff to provide a Learning at Home series on the one year anniversary on the Calls for Justice report.	Clare Frater	Meeting: 05-Aug-2020 Target: 02-Sep-2020	In Progress
7 That Executive Committee request Director of Trust Area Services Frater invite the Coast Guard to make a presentation at Trust Council or, an education session to be arranged regarding oil spill response planning.	Clare Frater	Meeting: 30-Sep-2020 Target: 18-Nov-2020	In Progress
8 Chair letter to former staff person, Jennifer Eliason, thanking her for her years of service and look forward to working with her in the future.	Clare Frater	Meeting: 21-Oct-2020 Target: 18-Nov-2020	Completed
9 3. Executive Committee request that the Trust Programs Committee consider the Missing and Murdered Indigenous Women and Girls Calls for Justice when developing draft amendments to the Policy Statement.	Clare Frater	Meeting: 21-Oct-2020 Target: 31-Dec-2020	In Progress
10 6. The Chair to write to the Union of British Columbia Municipalities Executive to report on actions taken by Islands Trust in response to the UBCM recommendation to its members that they consider the Missing and Murdered Indigenous Women and Girls Calls for Justice.	Clare Frater	Meeting: 21-Oct-2020 Target: 16-Dec-2020	Completed
11 Chair to respond to J. Roe correspondence re: dead boats email dated Nov 11.	Clare Frater	Meeting: 18-Nov-2020 Target: 16-Dec-2020	Completed

Follow Up Action Report

Executive Committee

Director, Trust Area Services

Activity	Responsibility	Dates	Status
12 Executive Committee approve the Policy Statement Amendment Project Charter v3.	Clare Frater	Meeting: 18-Nov-2020 Target: 30-Nov-2020	Completed
13 Chair write letters introducing the Islands Trust to new elected Islands Trust Area Members of the Legislative Assembly, and to relevant new ministers.	Clare Frater	Meeting: 18-Nov-2020 Target: 13-Jan-2021	In Progress

Legislative Services Manager

Activity	Responsibility	Dates	Status
1 That Executive Committee request, as the legal services policies are reviewed that parts B and D of the September 30, 2020 memorandum be taken into consideration.	Carmen Thiel	Meeting: 30-Sep-2020 Target: 16-Dec-2020	In Progress
2 Bylaw 101 amendments defer to December 16th EC meeting.	Carmen Thiel	Meeting: 21-Oct-2020 Target: 16-Dec-2020	In Progress
3 Review Islands Trust Policy 6.5.2 as a whole and specifically make recommendations to amend the policy to ensure the policy is clear in regards to the process and decision making authority related to proposed "overspends" for any particular budget item.	Carmen Thiel Julia Mobbs	Meeting: 21-Oct-2020	In Progress

Robert A. Kasting
[REDACTED]
Vancouver, BC [REDACTED]
[REDACTED]

23 November 2020

The Hon. Joyce Murray, PC, MP
206 - 2112 W. Broadway
Vancouver, BC V6K 2C8
joyce.murray@parl.gc.ca

re: Freighter Anchorages in the Gulf Islands

In our telephone discussion of last week, I addressed the issue of the large number of freighters which have been anchoring in the Gulf Islands, especially in the area surrounding Thetis Island. I brought up the fact that a private members bill, certainly destined to die on the order paper, had been tabled by the local Member of Parliament to prevent freighter anchorages in the Gulf Islands. I suggested that the issue needs the attention of the government.

Your comments at the time included a suggestion that the voices of the community would need to be unified and heard, in order for the issue to become important enough to resonate in Ottawa.

It took a few phone calls to confirm that the residents of Thetis Island in particular and the Islands Trust in general have spent several years attempting to get this issue onto the action list of the Minister of Transport. I attach a copy of a letter, recently sent to Minister Garneau from the chair of the Islands Trust Council, which succinctly sums up the concern. It is not apparent that this issue has received any meaningful response yet.

I have reviewed the websites of Transport Canada and the Port of Vancouver. Both address the issue of Freighter Anchorages in the Gulf Islands. These websites leave the impression that something is being done to control the use of the Gulf Islands as an overflow parking lot for the Port of Vancouver. I give a few examples:

1. The Port of Vancouver website says:

"Ships have anchored in and around the Gulf Islands for years"

That is misleading. It has only been in the last few years, perhaps the last five or so, that we have seen more than occasional anchorages around Thetis Island. This area, as you know as a former Minister of the Environment in BC, has been protected environmentally by the BC Government since 1974. Much of the area surrounding Thetis Island has been closed for years to both

commercial and sport fishing in an attempt to preserve its fragile environment. The shipping lines have gradually but clearly been increasing their presence in an area where they are not welcome, and where they should not be allowed to anchor.

2. The Port of Vancouver website also says:

....Transport Canada launched a pilot project to test an interim protocol to manage the anchorages with an aim to more equitably distribute vessels among the existing anchorages so as not to impact any single community more than others

This is also misleading, as the statement is intended to convey the myth that designated anchorages are not almost continually occupied by freighters waiting for space at the Port of Vancouver. At the time of this writing, the website Vesselfinder.com. (<https://www.vesselfinder.com>) shows sixteen freighters anchored around Thetis and its twin island Penelakut. Freighters anchoring in this area have had a continual and increasing presence over the last few years. There is little evidence that anchorages remain empty for any time longer than it takes another freighter to replace the freighter that just left. As of the time of this writing, there are fewer freighters anchored in English Bay than around Thetis.

3. The Port of Vancouver website also says:

Transport Canada also consulted with local communities and Aboriginal groups in developing the protocol, and continues to consider feedback it receives.

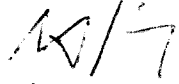
This is misleading and wrong. Transport Canada has not consulted; it has lectured and performed some public relations activities to allow it to suggest that it has consulted. On the contrary, it has not listened to the voices in these communities, which are unanimously opposed to these anchoring freighters occupying space in this fragile environment. It accepts feedback on its site, restricted only to complaints about noise and lights.

I could go through the Port of Vancouver website and the Transport Canada website to point out other areas where the Port and Transport Canada are not addressing the problem, but making misleading rationalizations for a problem which is squarely in their remit to resolve.

I trust that this correspondence and the attached letter from the chair of the Islands Trust gives you an introduction to an issue which Transport Canada needs to resolve. I note in your November 2020 communication with those of us in your Quadra constituency, you emphasize the protection of Canada's oceans and coasts and the commitment of your government to increase

that protection. Preventing the anchoring of foreign freighters in the Gulf Islands is a significant and meaningful way to accomplish this goal.

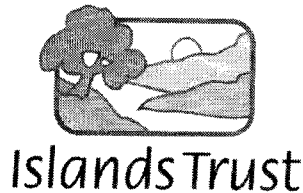
Yours truly,



Robert A. Kasting

encl.

cc. Peter Luckham, Chair, Islands Trust Council pluckham@islandstrust.bc.ca
The Hon. Jonathan Wilkinson, Minister of the Environment jonathan.wilkinson@parl.gc.ca



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1.800.663.7867
Email information@islandstrust.bc.ca
Web www.islandstrust.bc.ca

April 24, 2020

File Number: 5020-30 Anchorages

Via Email: marc.garneau@parl.gc.ca

The Honourable Marc Garneau
Minister of Transport
330 Sparks Street
Ottawa ON K1A 0N5

Dear Minister Garneau:

Re: Call for TSB Investigation into March 30th Freighter Collision in Plumper Sound

As Chair of the Islands Trust Council, I wish to express my gratitude for the efforts that you and your federal government colleagues have undertaken to help quell the spread of the COVID-19 pandemic here in Canada. While I am certain that the pandemic is everyone's top priority at the moment, I am writing to bring your attention to a recent incident that could have led to a catastrophic fuel spill here in the Islands Trust Area.

In the early morning hours of March 30, 2020, high winds caused a 200-metre freighter that was anchored in Plumper Sound, British Columbia, to drag its anchor across the ocean floor and collide with another anchored freighter. We understand that the collision caused damage, including a hole in one of the vessels' hulls. To make matters worse, the anchor chains of the two vessels became dangerously entangled, severely impairing their ability to maneuver in the narrow confines of Plumper Sound. Tugboats were fortunately able to rescue the two vessels. Canada narrowly avoided a catastrophic fuel spill at a time when the country was already struggling to deal with the pandemic. But it was, yet again, too close a call. Over the last decade, there have been some twenty cases of vessels drifting out of their assigned anchorage locations in the Southern Gulf Islands. It is time for stronger federal action to ensure that this does not happen again.

Islands Trust Council calls upon the federal government to conduct a comprehensive Transportation Safety Board investigation into the March 30th freighter vessel collision in Plumper Sound, British Columbia.

I'm sure you will agree that we all need to better understand exactly what happened, whether the established protocols were followed, and how we can best ensure that this alarming trend does not continue.

In addition, **Islands Trust Council reiterates its longstanding request that the federal government take all measures possible to reduce, and ultimately eliminate, the use of the 33 commercial freighter anchorage sites throughout the Southern Gulf Islands, collectively referred to by Transport Canada as the 'South Coast of British Columbia'.** The anchorage sites are located within the traditional and treaty territories of local First Nations who have utilized the waters and resources in the Southern Gulf Islands since time immemorial. The sites were designated without consultation with local First Nations or local communities. We are concerned and vitally aware of the impacts these anchorages incur on First Nations and small island communities, as well as local species and ecosystems at risk. These impacts include significant noise, light, and air pollution; disturbance of local marine ecosystems and food webs; threats to local economies; and the ever-looming risk of catastrophic fuel spills in this environmentally sensitive region. Furthermore, we are concerned that the acoustic disturbance from freighters transiting through the foraging areas of the endangered Southern Resident Killer Whale is a significant factor contributing to that species' extinction.

.../2

Preserving island communities, culture and environment

Bowen Denman Hornby Gabriola Galiano Gambier Lasqueti Mayne North Pender Salt Spring Saturna South Pender Thetis

Since 2008, Islands Trust has been expressing its serious concerns regarding the inappropriate use of the Southern Gulf Islands for industrial activities such as commercial freighter anchorages and the transfer of gypsum and other materials utilizing barges for export. In September 2016, the Union of BC Municipalities endorsed an Islands Trust resolution calling on Transport Canada to assess the cumulative risks and impacts associated with projected vessel traffic increases in the Salish Sea and develop an innovative twenty-year mitigation plan.

The Islands Trust Area is one of the most productive marine ecosystems in the world and includes the highest density of species at risk in Canada. The significance and sensitivity of the region, and the need for protective measures, were internationally recognized in 1973. Nonetheless, over the past ten years, the number of coal, grain and break bulk cargo ships anchoring in the Southern Gulf Islands has increased dramatically as ships wait to access the Port of Vancouver. Coastal communities are concerned over the increasing number of vessels, the growing size of these vessels and the longer periods of time that vessels are spending at anchor due to long-standing supply chain issues. Industry and government predict anchorage use will continue to increase unless the federal government and the Port of Vancouver implement long-term solutions. To date, the Oceans Protection Plan and the Interim Protocol for the Use of Southern B.C. Anchorages have not been successful at resolving the problems at hand.

Islands Trust remains committed to working collaboratively and constructively with Transport Canada and industry to resolve this important issue without further delay. The protection of this sensitive region is of critical importance to Canada's national interests. I therefore ask for your attention to this issue, starting with a Transportation Safety Board investigation into the March 30th freighter vessel collision in Plumper Sound.

Yours sincerely,



Peter Luckham
Chair, Islands Trust Council
pluckham@islandstrust.bc.ca

cc: Islands Trust Area MPs
BOKÉCEN (Pauquachin) First Nation
Cowichan Tribes
Halalt First Nation
Homalco First Nation
Klahoose First Nation
K'ómoks First Nation
Lake Cowichan First Nation
Lekwungen (Songhees) Nation
Lyackson First Nation
MÁLEXEŁ (Malahat) Nation
Penelakut Tribe
Qualicum First Nation
Scia'new (Beecher Bay) First Nation
SEMYOME (Semiahmoo) First Nation
shishálh First Nation

Snuneymuxw First Nation
Skwxwú7mesh (Squamish) Nation
Snaw-naw-as (Nanoose) First Nation
SṠÁUTW (Tsawout) First Nation
Stz'uminus First Nation
SXIMEŁEŁ (Esquimalt) Nation
Tla'amin (Sliammon) Nation
Tsawwassen First Nation
Tsleil-Waututh Nation
T'Sou-ke Nation
Wei Wai Kum (Campbell River) First Nation
We Wai Kai (Cape Mudge) First Nation
WJOŁEŁP (Tsartlip) First Nation
WŚIKEM (Tseycum) First Nation
xʷməθkʷəy̓əm Musqueam

.../3

The Honourable Marc Garneau

April 24, 2020

Page 3

Cc: First Nations Leadership Council
Hul'qumi'num Treaty Group
Laich-kwil-tach Treaty Society
Nanwakolas Council
Naut'sa mawt Tribal Council
Te'mexw Treaty Association
BC Minister of Environment and Climate Change
BC Minister of Transportation and Infrastructure
Gabriolans Against Freighter Anchorages
Anchorage Concern Thetis
Cowichan Bay Ship Watch Society
Plumper Sound Protection Association
Stuart Channel Anchorages Protection
Chamber of Shipping of British Columbia
Shipping Federation of Canada
Nanaimo Port Authority
Pacific Pilotage Authority
Vancouver Fraser Port Authority
Cowichan Valley Regional District Board
Town of Ladysmith Mayor and Council
Bowen Island Municipal Council
Islands Trust Council
Islands Trust website

----- Original message -----

From: ALIX HODSON

Date: 2020-11-17 10:46 a.m. (GMT-08:00)

To: Dan Rogers <drogers@islandstrust.bc.ca>, Kees Langereis <klangereis@islandstrust.bc.ca>, scolbourn@islandstrust.bc.ca, gabriolaplanner@islandstrust.bc.ca, pluckman@islandstrust.bc.ca, Peter Johnston <pjohnston@islandstrust.bc.ca>

Subject: Notification

Attachment of Notification

November 12, 2020

Notice of Application to Front Counter, BC Provincial Team

In view of what we perceive as a serious threat to the quantity and quality of our Well water due to the drastic increase in density in our area, specifically and most notably, the 24 proposed densities at **Paisley Place Housing Development**, we have registered our concerns with the Front Counter, BC Provincial Team.

There are currently **20+ wells** in the immediate area surrounding the Gabriola Housing Societies' **Paisley Place Development** and this does not include the 27 future Wells of the **Potlatch Development**, nor the **School Well** or any of the **wells of the commercial establishments** along North Rd and towards the Village. Please be advised that under the regulations of **Fitfir**, WSA of BC: *if the potable water in our wells are impacted in quality or quantity or threatened through diminishment from consumption due to increased densification or the contamination of our wells by sewage ingress into the groundwater*, caused by the proposed Gabriola Housing's **Paisley Place Development** (24 densities) or **the Potlatch Development** (27 densities); we will hold the Gabriola Island Trust, Trustees and Planners, Potlatch Developer and Gabriola Housing Society legally responsible under the regulations of **Fitfir**. To be clear, the **Islands Trust** and both **Developers** will be required to provide water and the necessary holding systems in perpetuity to compensate for any and all the domestic wells that their development might impact.

Originally, the **Paisley Place Condominium Development** was projecting their daily water usage to be a mere 126L per person per day and after such a low figure caused some serious doubts the number has now been increased to 165L per person per day. The Government of Canada has published estimates of per capita metered consumption. A more realistic projection of consumption for this complex will be at least 40% more water than the Gabriola Housing Society claims. Standard water consumption is 342L per person per day. Even, when the water is monitored on a metered system with supervision and penalties the lowest usage is 25l L per person

per day. At this rate they would be using 22,100 L per day and over an annual period this would far exceed the amounts permitted by their water licence and very likely the capacity of the aquifer. Under these circumstances it would appear obvious that the single producing Well # 104473 intended for use by the Paisley Place Housing Development is at least questionable. The suggestion by Gabriola Housing Society to augment any well shortfall with the use of cisterns for household is neither recognized by the RDN, nor permissible, for public housing developments or institutional use.

The Dakin Report of 2016 for the **Potlatch Development** clearly indicates that the area around and to the east of **Paisley Place is the main recharge zone** for the Lockinvar, Ross Way, Burnside and the Potlatch Development areas. In view of this, the increasing effects of climate change and the Islands Trust's own mandate *not to increase densities in water stressed areas* (appendix 2.2.3), we have filed our concerns with Front Counter, BC Provincial Team and further action may be pending.

We are also encouraging other well owners in this area to do the same and have sent them the necessary information to register their concerns with the appropriate authorities and thereby lay the groundwork for a possible class action.

Respectfully,

Alix Hodson(M.Ed.) and Andrew Deggan

November 18.2020

Dear Mr. Luckham and Mr. Shulba

Many of us are concerned with the decisions that the Trust and Trustees are making here on Gabriola Island concerning New Development and in regards to the regulations of the OCP. Once again, it would appear that the Trustees are persuing personal agendas and not enlisting the input from the residents that are directly affected by these decisions.

In the past 4 years we have had considerable development and increase in densities around the downtown core; and specifically, in the Lockinvar, Burnside and Rossway area. This area is already water stressed and due to population increase and climate change many wells that were good producers now go dry in the summer.

The lands approved for development in 2017 by Gabriola Trustees, were rezoned from forestry and LRR; and, due to the fact that all densities had been transferred out of the LRR to other properties, new densities were created to establish the Robert Rook's Potlatch Development. The Potlatch Development lands are considered by hydrogeologists (SRK and Thurber Report 2013; Gabriola Groundwater Recharge Model, Burgess and Allen 2016; Daikin Report 2017) to be the groundwater recharge zone for the already high density areas of Lockinvar, Burnside and Ross Way. The decision to create New densities, 27 in total, in a water stressed area stands in direct defiance to the Gabriola OCP and Island Trust's regulations: *In general development should minimize the negative impacts on the quality and quantity of subsurface water and supplies (919.1[1]{a} Local Act. Developments that are found to pose detrimental impacts on either the quality or quantity of groundwater shall not be supported (Gulf Island Groundwater Protection, Islands Trust, Appendix 1, DAI). Neither the density nor the intensity of land use is increased in areas that are known to have a problem with the quality or quantity of supply of freshwater (GIGP, Islands Trust, Appendix 2,(2.3).*

In the same groundwater recharge zone yet another increase is proposed. The Paisley Place Housing Project is seeking rezoning for a Condominium Development, adding another 24 densities. This no doubt will compound the problems in a high-density area and represents an additional threat to the quantity and quality of the drinking water as secured and protected under the New BC Water Sustainability Act, 2016.

Together the Potlatch Development plus the Paisley Place Development represents 100% increase in densities in a vulnerable Groundwater Recharge Zone(Figure 5, Dakin Potlatch Report, 2017). However, it is not only a doubling of the water consumption in this recharge area that is of concern, but also the threat to groundwater quality by doubling the equivalent amount of sewage in a zone that is

classified DRASTIC. This zone is highly vulnerable to contamination because of the impermeable bedrock substrata within parts with extremely thin soil covering: sewage, chemicals, medication and other extremely toxic substances are able to travel great distances (Groundwater Recharge Model, Burgess and Allen, 2016).

These large Developments present an existential threat to the ecology in general, the water in particular and the environmental health of the Gulf Islands in general. We have filed our concerns with Front Desk at “Fitfir” and have been in touch with one of the authors of the BC Water Sustainability Act, as well as well, with notable authors of groundwater studies in the Gulf Islands. We are also seeking the council of a hydrologist in regards to the fundamental contradictions presented by the hydrology reports commissioned by the Developers.

Under Fitfir, WSA(2016) we can seek restitution and compensation from the Developers of new wells and we must inform you that, in the event of our water sources being diminished in quantity or quality, we will also hold the Islands Trust responsible.

In closing, we do not want to see the death of the Islands (Development has put Gulf Islands in Death Spiral, Frank Attorp, Times Colonist, Aug.2020). The Islands, their ecology and the ability to sustain a community is limited by nature and not perceived exclusivity. If we want to keep anything worth saving the original mandate of Trust “To Preserve and Protect the Gulf Islands” must be upheld.

Respectfully yours,

Alix Hodson(M.Ed)
Andrew Deggan



Top Priorities Report

Executive Committee

1. *Islands Trust Act Amendments*

Investigate possibility of amendments to the Islands Trust Act to broaden the Islands Trusts ability to serve its communities and to strengthen its mandate to preserve and protect. Strategic Plan #20)

Responsible

Russ Hotsenpiller

Dates

Rec'd: 26-Oct-2016

2. *Update Islands Trust Policy Statement*

With involvement from Trust Programs Committee as appropriate, co-ordinate a review of the Policy Statement including a First Nations and public engagement process. Project charter approved February 26, 2020. (Strategic Plan #10, #16, #22, #23)

Responsible

Clare Frater

Dates

Target: 15-Sep-2022

3. *Climate Change Emergency*

Matters pertaining to Islands Trust declaring a climate change emergency. (Strategic Plan #10)

Responsible

Russ Hotsenpiller

Dates

Rec'd: 05-Jun-2019

4. *Business Response to COVID-19*

Draft and implement safety plan, consider public messaging as needed.

Responsible

Russ Hotsenpiller

Dates

Rec'd: 15-Apr-2020

Top Priorities Report

Executive Committee

5. *First Nations Reconciliation*

Responsible

Dates

Implementation of the Reconciliation Action Plan. (Strategic Plan Items #17 & #18)

Russ Hotsenpiller

Rec'd: 02-Sep-2020



Projects Report

Executive Committee

1. *Development of an Islands Trust Communications Strategy*

Responsible

Date Received

Including development of a new website. (Strategic Plan Item #14)

Clare Frater

30-Aug-2017

2. *Marine Advocacy*

Responsible

Date Received

Associated with i.) impact of commercial activities on SRKW (SP#4), ii.) oil spills and iii.) anchorages.

Clare Frater

02-Sep-2020

3. *Broadcast Public Meetings*

Responsible

Date Received

Develop the capacity to broadcast public meetings of Local Trust Committees, Council Committees and Trust Council. (Strategic Plan Item #13)

Clare Frater

02-Sep-2020

Julia Mobbs

Russ Hotsenpiller

4. *Improve Communications about the Islands Trust*

Responsible

Date Received

Related to Strategic Plan Items #13 and #14.

Clare Frater

30-Aug-2017

5. *NAPTEP regulation changes to increase the percentage of tax exemption*

Responsible

Date Received

Strategic Plan Item #3.

Clare Frater

02-Sep-2020

Kate Emmings

Projects Report

Executive Committee

6. *Advocate to reduce negative impacts of shellfish aquaculture practices*

Responsible

Date Received

Develop project charter and budget requests to build organizational capacity (knowledge and time) related to shellfish aquaculture advocacy.

16-Aug-2017

7. *First Nations Reconciliation*

Responsible

Date Received

MMIWG Calls for Justice Resolutions

21-Oct-2020

1. All staff required to take training related to cultural safety in keeping with the Missing and Murdered Indigenous Women and Girls Calls for Justice.
2. That staff plan education on the Missing and Murdered Indigenous Women and Girls Calls for Justice for trustees and senior staff.
4. Staff to include information about the Missing and Murdered Indigenous Women and Girls Calls for Justice and cultural safety in staff and trustee orientation materials.
5. Draft amendments to the Communications Policy and the Advocacy Policy to address the Missing and Murdered Indigenous Women and Girls Calls for Justice.