



## Executive Committee Minutes of Regular Meeting

**Date:** August 25, 2023  
**Location:** Electronic meeting, Public venue  
Islands Trust  
200-1627 Fort Street  
Victoria, BC V8R 1H8

**Members Present:** Peter Luckham, Chair, Thetis Trustee  
Tobi Elliott, Vice-Chair, Gabriola Trustee  
David Maude, Vice-Chair, Mayne Trustee (Victoria boardroom)  
Timothy Peterson, Vice-Chair, Lasqueti Trustee

**Staff Present:** Russ Hotsenpiller, Chief Administrative Officer (CAO)  
Clare Frater, Director, Trust Area Services  
David Marlor, Director, Legislative Services (DLS)  
Stefan Cermak, Director, Planning Services (DPS)  
Lori Foster, Executive Coordinator/Recorder

### 1. CALL TO ORDER

Chair Luckham called the meeting to order at 9:15 a.m. and gave a land acknowledgement that the meeting was being held across Coast Salish First Nations territory.

### 2. APPROVAL OF AGENDA

#### 2.1 Introduction of New Items

Chair Luckham acknowledge 126 pieces of correspondence received and circulated to Executive Committee regarding item 6.1 – Bowen Island Municipal Bylaws No. 608 and 609. The correspondence was received too late for agenda publication.

For consideration to add the following at:

9.3.1 Provision of notice of litigation to local trust committees

9.3.2 Request to Minister of Finance regarding the speculation and vacancy tax to the Salt Spring Island local trust area

#### 2.2 Approval of Agenda

**By general consent**, the agenda was adopted as amended.

##### 2.2.1 Agenda Context Notes

Attached for information regarding items 3. and 7.1.1. of this agenda.

### **3. RISE AND REPORT DECISIONS FROM PREVIOUSLY CLOSED MEETING**

Chair Luckham reported from the August 2, 2023 in-camera meeting the following:

- The July 12, 2023 in-camera minutes were adopted as presented
- A legal opinion summary letter will be made public regarding the Galiano Island Local Trust Committee development permit exemption

### **4. ADOPTION OF MINUTES**

#### **4.1 August 2, 2023, Executive Committee draft minutes**

**By general consent**, the August 2, 2023, Executive Committee draft minutes were adopted as presented.

### **5. FOLLOW UP ACTION LIST AND UPDATES**

#### **5.1 Follow Up Action List (FUAL)/Director/CAO Updates**

Chief Administrative Officer (CAO) Hotsenpiller and directors provided verbal updates regarding FUAL items as presented.

The status of Trust Council's request, CAO FUAL #4 regarding coordination of a housing roundtable was discussed with Executive Committee.

#### **5.2 Local Trust Committee Chair Updates**

Local Trust Committee (LTC) chairs offered updates from recently attended LTC meetings including the following:

- Workers doing construction on Hornby Island partially dug up First Nations middens and cut down a mature arbutus tree which are protected from damage or excavation under the B.C. Heritage Conservation Act.
- Ministry of Transportation and Infrastructure (MOTI) highways staff met with the Saturna community regarding the tree cutting at East Point Road.

#### **5.3 Islands Trust Conservancy Liaison Update**

EC/ITC liaison, Vice-Chair Elliott noted that ITC member Risa Smith is now board chair, the auditors report is coming to Trust Council and a celebration of the Lasqueti Island Livingstone Forest conservation area is planned.

## 6. BYLAWS FOR APPROVAL CONSIDERATION

### 6.1 Bowen Island Municipality OCP Amendment Bylaw No. 608 and LUB Amendment Bylaw No. 609 Staff Response to Questions – Briefing

Executive Committee reviewed the briefing. Discussion followed regarding which portions of the Islands Trust Policy Statement (ITPS) Executive Committee felt proposed Bowen Island Municipal Bylaws No. 608 and 609 were contrary or at variance with. The following portions of the ITPS were noted:

- 4.4.2 That water is an issue based on public feedback and reports.
- 5.2.3 Aesthetic and social impacts not properly addressed.
- 5.2.4 Marked as not applicable in staff assessment however, Executive Committee voiced concerns about compatibility with environment and community character.
- 5.2.5 Marked as not applicable in staff assessment - campground capacity of 450 individuals exceeds density limits.
- 5.5.4 Marked as not applicable in staff assessment - reports provided by the regional district about environmental sensitive areas means this is relevant.
- 5.5.6 Disagree with interpretation that 100 campsites are low impact. 460 people getting off ferries on a Friday to go camping is a huge impact. Narrow road, no bike lanes, and at other end of the island to the ferry terminal.
- 5.5.7 Address planning for bikes, pedestrian and trail systems – rezoning suggests traffic to campground via those means, but nothing in the plans say that when campground opens there will be any new paths or bike lanes. Not realistic to think people will walk 12 km from the ferry to the campground. Concern about safety of cyclist or hikers walking or cycling to the campground on the narrow roads.
- 5.6.2 No evidence of support from Sk̓wx̓wú7mesh (Squamish) First Nation.
- 5.6.3 No evidence of support from Sk̓wx̓wú7mesh (Squamish) First Nation.
- 5.7.2 A campground that allows 460 campers changes the character of the community.

**EC-2023-093**

**It was Moved and Seconded,**

THAT the Executive Committee request that staff advise Bowen Island Municipality in writing that the Executive Committee considers that Bylaw No. 608 cited as “Bowen Island Municipality Official Community Plan Amendment Bylaw No. 608, 2023” is contrary to or at variance with the Islands Trust Policy Statement policies 4.4.2, 5.2.3, 5.2.4, 5.2.5, 5.5.4, 5.5.6, 5.5.7, 5.6.2, 5.6.3 and 5.7.2, triggering a meeting between Bowen Island Municipality and the Islands Trust Executive Committee and, that staff provide a summary of the Executive Committee’s consideration.

**CARRIED**

**EC-2023-094**

**It was Moved and Seconded,**

THAT the Executive Committee request that staff advise Bowen Island Municipality in writing that the Executive Committee considers that Bylaw No. 609 cited as “Bowen Island Municipality Land Use Bylaw No. 57, 2002, Amendment Bylaw No. 609, 2023” is contrary to or at variance with the Islands Trust Policy Statement for those items identified in the motion EC-2023-093 concerning Policy Statement Directives as listed, 4.4.2, 5.2.3, 5.2.4, 5.2.5, 5.5.4, 5.5.6, 5.5.7, 5.6.2, 5.6.3, 5.7.2, triggering notification of the Minister and that staff provide a summary of the Executive Committee’s consideration.

**CARRIED**

The meeting recessed for a break at 10:46 a.m. and reconvened at 10:56 a.m.

Vice Chair Elliott not present when the meeting reconvened.

Vice-Chair Elliott returned at 11:03 a.m.

**7. TRUST COUNCIL MEETING PREPARATION**

**7.1 Executive**

**7.1.1 Trust Council Meeting Schedule and Agenda re: Trustee Boland - Briefing**

Executive Committee (EC) discussed the briefing/request for discussion as presented.

The item will be returned to the next EC meeting for consideration to forward to September’s Trust Council’s agenda.

**7.1.2 September Trust Council DRAFT 3-day Schedule**

EC discussed the 3-day schedule as presented and carved out timing for the following:

- Analysis of the Ombudsperson’s report under Executive session on Tuesday
- Closed Session on Tuesday to discuss legal opinions
- Visioning Exercise on Wednesday held all morning till lunch
- New Business on Thursday to accommodate Trustee Boland and Trustee Peterson’s request for discussion

7.2 **Planning Services** - None

7.3 **Administrative Services** - None

7.4 **Trust Area Services** - None

8. **EXECUTIVE COMMITTEE PROJECTS** - None

8.1 **Trust Council Initiated** - None

8.1.1 Executive - None

8.1.2 Trust Area Services - None

8.1.3 Planning Services - None

8.1.4 Administrative Services - None

8.2 **Executive Committee Initiated**

8.2.1 Executive - None

8.2.2 Trust Area Services

8.2.2.1 Practices of local governments regarding delegation thank-you letters – Briefing

**By general consent**, that item 8.2.2.1 be merged with Vice –Chair Peterson’s briefing from June Trust Council’s agenda re: item 19.5 and be brought to September Trust Council for discussion.

8.2.3 Planning Services - None

8.2.4 Administrative Services - None

9. **NEW BUSINESS**

9.1 **Executive/Trust Council** - None

9.2 **Trust Area Services** - None

9.2.1 LTC Chairs Report on Local Advocacy Topics - None

9.3 **Planning Services**

9.3.1 Provision of notice of litigation to local trust committees

Executive Committee discussed when local trust committees are notified or informed that a Notice of Claim has been filed by our lawyers regarding a recent newspaper article posted in the Gulf Islands Driftwood August 9 – “Salt Spring LTC sues Airbnb, farm stand owner.

Suggestions to encourage our lawyers and the Bylaw Compliance and Enforcement Manager to apprise the local trust committee and the Executive Committee that a Notice of Claim has been has been filed with the courts were discussed.

9.3.2 Request to Minister of Finance regarding the speculation and vacancy tax to the Salt Spring Island local trust area

Discussion ensued regarding an email Trustee Patrick sent as a late request asking if Executive Committee could indicate if the Salt Spring Island LTC can consider supporting the Capital Regional District's advance of a request to the Minister of Finance to consider application of the tax to the SSI electoral area.

Executive Committee discussed this may be an advocacy item and a decision of Trust Council.

9.4 **Administrative Services - None**

10. **CORRESPONDENCE (for information unless raised for action)**

10.1 **Oceans Protection Plan Pacific Dialogue Forum November 1-2, 2023**

By general consent, forward item 10.1 to trustees, for information.

11. **WORK PROGRAM**

11.1 **Review and amendment of current work program**

Received for information.

12. **NEXT MEETING**

The next Executive Committee meeting is scheduled to be held September 13, 2023, in-person at the Victoria office boardroom beginning at 9:15 a.m.

13. **CLOSED MEETING - None**

14. **ADJOURNMENT**

By general consent, the meeting was adjourned at 12:11 p.m.

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Peter Luckham, Chair

Certified Correct

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Lori Foster, Executive Coordinator