



Executive Committee Addendum

Date: April 24, 2024
Time: 9:15 am
Location: Electronic Zoom Meeting

	Pages
5. FOLLOW UP ACTION LIST AND UPDATES	
5.1 Follow Up Action List/Director/CAO Updates	
5.1.1 <i>Revised attached</i>	2 - 8
7. TRUST COUNCIL MEETING PREPARATION	
7.1 Executive	
7.1.4 June Trust Council 3-day Schedule - Draft	
7.1.4.1 <i>Revised attached</i>	9 - 9
10. CORRESPONDENCE (for information unless raised for action)	
10.4 2024-04-08 Minister of Housing - Bill 16	
10.4.1 <i>Update - Housing Statutes Amendment Act (Bill 16) - BRF</i>	10 - 11
Director Cermak	



Follow Up Action Report

Executive Committee

Chief Administrative Officer

Activity	Responsibility	Dates	Status
1 Explore future education/workshop sessions on decision-making to benefit trustees.	Russ Hotsenpiller	Meeting: 24-May-2023 Target: 26-Sep-2023	In Progress

Director Legislative Services

Activity	Responsibility	Dates	Status
1 Staff to provide a briefing with respect to options for better understanding of the policy regarding Code of Conduct for vice-chairs, trustees and the public. 2023-10-11 EC update: review against Provincial guidelines and provide recommendation for any amendments.	David Marlor	Meeting: 12-Apr-2023 Target: 26-Jul-2024	In Progress
2 Staff to discuss, with interested trustees, requirements and options and report back on possibilities and effort required to improve Trustee access to key documents. On hold pending administrative staffing availability.	David Marlor	Meeting: 29-Jun-2023 Target: 26-Jul-2024	In Progress
3 Staff consider options and report back on possibilities and effort required to provide Trustee view access to integrated calendar of Trust Meetings. On hold pending IT staffing availability.	David Marlor	Meeting: 29-Jun-2023 Target: 26-Jul-2024	In Progress
4 Inform Finance that EC will sponsor Trustee Patrick's registration fees to AVICC April 12-14 conference.	David Marlor	Meeting: 27-Mar-2024 Target: 29-Mar-2024	Completed



Follow Up Action Report

Executive Committee

Director Legislative Services

Activity	Responsibility	Dates	Status
5 Circulate to Executive Committee a script on recording of public meetings which can be read at the opening of LTC meetings.	David Marlor	Meeting: 27-Mar-2024 Target: 15-May-2024	In Progress
6 Report back to EC on Sue Big Oil re: Trustee Yates 2024-03-30 correspondence.	David Marlor	Meeting: 27-Mar-2024 Target: 15-May-2024	In Progress

Director of Planning Services

Activity	Responsibility	Dates	Status
1 Staff to: a) evaluate the implications of a longer referral response window, and; b) consider how Trust Council and local trust committees (LTC's) might consult with First Nations to better understand what changes to the current referral process should be made to both improve communication and to further reconciliation, and report back to Trust Council.	Clare Frater Stefan Cermak	Meeting: 29-Jun-2023 Target: 31-Mar-2024	In Progress
2 Staff to follow up with Ministry staff regarding the letter from Minister Fleming of November 29, 2023.	Clare Frater Stefan Cermak	Meeting: 20-Dec-2023 Target: 15-Feb-2024	Completed
3 Staff to assist Chair Luckham in responding to the letter writers of Bylaw 537 thanking them for their letter and that their issues were considered in light of the Policy Statement. Note: The Committee noted that the response to 10.1.9 from the Tsawout First Nation will need to be customized.	Clare Frater Stefan Cermak	Meeting: 28-Feb-2024 Target: 01-Apr-2024	In Progress

Follow Up Action Report

Executive Committee

Director of Planning Services

Activity	Responsibility	Dates	Status
4 Provide to EC and ITC options for sharing GIS resources.	Stefan Cermak	Meeting: 31-Jan-2024 Target: 24-Apr-2024	In Progress
5 Add Metro Vancouver's letter re: Proposed Regional Park at Cape Roger Curtis - Compliance with Islands Trust Policy Statement to April 24 EC agenda.	Stefan Cermak	Meeting: 27-Mar-2024 Target: 24-Apr-2024	Completed
6 Prepare a grant application to the Science Horizons Youth Internship Program, to hire a Sustainability Science Technician intern to advance the development of the Suitable Land Analysis tool.	Stefan Cermak	Meeting: 27-Mar-2024 Target: 24-Apr-2024	In Progress

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.	Julia Mobbs	Meeting: 21-Oct-2020 Target: 18-Sep-2024	In Progress
2 Staff to research the possibility of self-insurance for the organization.	Julia Mobbs	Meeting: 29-Jun-2023 Target: 11-Dec-2024	In Progress

Director, Trust Area Services

Activity	Responsibility	Dates	Status
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Follow Up Action Report

Executive Committee

Director, Trust Area Services

Activity	Responsibility	Dates	Status
1 Staff to work with trustees to organize two film screenings of the movie Dust n Bones and reconciliation discussions subject to support of affected local trust committees. (A grant in aid of 4,500 (from History and Heritage Grants in Aid program was provided in 2020 to host screenings on three islands but due to Covid-19 restrictions only one screening occurred.) EC previously indicated interest from Gabriola and Salt Spring Islands. As SSI LTC and Gabriola LTC initially expressed an interest in hosting a screening, Vice Chairs Peterson and Elliott will assess if the interest remains and will be involved in outreach and organizing those screenings.	Clare Frater	Meeting: 26-Feb-2020 Target: 31-Mar-2024	In Progress
2 Investigate options for policies or policy updates for formal opportunities for First Nations presentations and engagement at Trust Council meetings.	Clare Frater	Meeting: 07-Oct-2021 Target: 31-Mar-2024	In Progress



Follow Up Action Report

Executive Committee

Director, Trust Area Services

Activity	Responsibility	Dates	Status
3 Staff to develop policy regarding s. 8 (2) (h.1) (iii) and (iv) of the Islands Trust Act. This request responded to changes to the Islands Trust Act to give Trust Council new discretionary powers relating to supporting and give financial assistance to others to (iii)engage in activities to gain knowledge about the unique amenities and environment of the trust area and to increase public awareness, understanding and appreciation of the unique amenities and environment; (iv)preserve and protect the unique amenities and environment of the trust area. Executive Committee has discussed there may be an opportunity to concurrently review the secretariat services, and grants in aid policies with the intention of identifying administrative efficiencies.	Clare Frater	Meeting: 12-Apr-2022 Target: 30-Jun-2024	In Progress
4 Staff to: a) evaluate the implications of a longer referral response window, and; b) consider how Trust Council and local trust committees (LTC's) might consult with First Nations to better understand what changes to the current referral process should be made to both improve communication and to further reconciliation, and report back to Trust Council.	Clare Frater Stefan Cermak	Meeting: 29-Jun-2023 Target: 31-Mar-2024	In Progress
5 Staff to add to a future EC agenda: Honoraria for Indigenous elders providing welcomes or presentations at local trust committee meetings.	Clare Frater	Meeting: 20-Dec-2023 Target: 08-Mar-2024	In Progress

Follow Up Action Report

Executive Committee

Director, Trust Area Services

Activity	Responsibility	Dates	Status
6 The Committee request this Advocacy for provincial assistance re: heritage protection BRF be brought back to the joint meeting on January 31, 2024. JAN 26: On the Chair's (Luckham and Smith) request this item has been deferred until the next joint meeting.	Clare Frater	Meeting: 20-Dec-2023 Target: 31-Jan-2024	In Progress
7 Staff to develop a project charter for a webinar in 2024 on the role of Islands Trust.	Clare Frater	Meeting: 20-Dec-2023 Target: 31-Mar-2024	In Progress
8 Staff to follow up with Ministry staff regarding the letter from Minister Fleming of November 29, 2023.	Clare Frater Stefan Cermak	Meeting: 20-Dec-2023 Target: 15-Feb-2024	Completed
9 Discussion on a coordinated approach by Islands Trust Conservancy and EC to advance the request to the Province to review the funding model and governance structure of the Islands Trust, highlighting the successes of the Conservancy in protecting and preserving valuable ecological areas for the benefit of the Province and residents of BC, be added to the agenda for the Jan 31 EC/ITCB joint meeting.	Clare Frater	Meeting: 17-Jan-2024 Target: 31-Jan-2024	In Progress
10 Staff to send an invitation to San Juan County to attend Trust Council in June or Sept and indicate their preference.	Clare Frater	Meeting: 31-Jan-2024 Target: 12-Mar-2024	In Progress
11 Staff to add new business item: <i>Annual meeting with BIM</i>, as per Chair Luckham request, to an upcoming EC agenda.	Clare Frater	Meeting: 12-Mar-2024 Target: 24-Apr-2024	Completed

Follow Up Action Report

Executive Committee

Director, Trust Area Services

Activity	Responsibility	Dates	Status
12 Staff to assist Chair Luckham in responding to the letter writers of Bylaw 537 thanking them for their letter and that their issues were considered in light of the Policy Statement. Note: The Committee noted that the response to 10.1.9 from the Tsawout First Nation will need to be customized.	Clare Frater Stefan Cermak	Meeting: 28-Feb-2024 Target: 01-Apr-2024	In Progress
13 Deliver a two hour webinar to trustees, regarding the legislative framework of, and responsibilities under, the Canadian Species at Risk Act.	Clare Frater	Meeting: 27-Mar-2024 Target: 10-Sep-2024	In Progress
14 Prepare a project charter for a project that requests the Province for NAPTEP funding changes. Apply for one-time Grant for Local Governments to Advance Biodiversity Conservation on Private Lands in preparation for request to Province.	Clare Frater	Meeting: 27-Mar-2024 Target: 15-May-2024	In Progress
15 Add "extend invitation to all First Nations" to the proposed June Trust Council schedule for further Executive Committee decision.	Clare Frater	Meeting: 27-Mar-2024 Target: 15-May-2024	In Progress

DRAFT Islands Trust Council Schedule					
June 18-20, 2024					
Tuesday, June 18		Wednesday, June 19		Thursday, June 20	
9:00	Executive Committee Bellenas-Winchelsea LTC Meeting	9:00	Strategic Planning Session - Full Day	8:30	Closed Meeting
10:00	Executive Committee Meeting				Public are welcome to attend all sessions excluding the Closed Meeting
					Rise and Report
12:00	Lunch			9:30	Break
1:00	Land Acknowledgement (Joe Elliot)			9:45	Presentation (?)
	Call to Order and Approval of Agenda				
	General Business Arising			10:30	Disposition of Delegations
	Consent Agenda Item(s)				Correspondence
	Adoption of Minutes				
	Resolution Without Meeting	10:30	Break	11:15	New Business
	Trust Council Follow-up Action List				Trustee-Initiated Requests for Decision
					Placeholder (Trustee Morrison - Notice of Motion from March Trust Council)
1:30	Trustee Roundtable				Placeholder (Trustee Elliott - Postponed Motion from March Trust Council)
	Emerging issues and island updates				
2:15	Delegations / Public Comment			12:00	Trustee Updates about Working in Cooperation with Others
					Atl'ka7tsem/Howe Sound Biosphere Region
					Baynes Sound/Lambert Channel Ecosystem Forum
3:00	Break	12:00	Lunch		Southern Gulf Islands Forum
3:15	Executive				Salt Spring Island Watershed Protection Alliance (SSIWPA)
	Council Work Program				VICC Climate Leadership Steering Committee
	Executive Committee Work Program				Snaw-naw-as Nation/ Islands Trust Joint Working Group
	Governance Committee Report				First Nations Relations
					Shellfish Aquaculture Management Advisory Committee
4:00	Trust Area Services				Freighter Anchorages/Oceans Protection Plan Update
	Consent Agenda Item(s)				BC Ferries Advisory Committees
	Decision/Discussion Items				
	Trust Programs Committee Work Program				Priorities Chart
	Islands Trust Conservancy Work Program (45 min presentation)				September Trust Council Draft Schedule
5:15	Local Planning Services				
	Consent Agenda Item(s)	3:00	Break	1:00	Adjournment (approx.)
	Decision/Discussion Items				
	Local Planning Services Work Program				
5:45	Administrative Services				
	Consent Agenda Item(s)				
	Decision/Discussion Items				
	Financial Planning Committee Work Program				
6:30	Adjourn for the Day (approx.)	5:30	Adjourn for the Day (approx.)		
*times are provided for information and may vary					



Islands Trust

Visit the meeting webpage:

<https://islandstrust.bc.ca/event/trust-council-quarterly-meeting-2/>

~ to view the agenda package

~ to join the meeting electronically, view livestream or attend by phone-in

To:	Executive Committee	For the Meeting of:	April 24, 2024
From:	Director, Planning Services	Date Prepared:	April 19, 2024
SUBJECT:	Update - Housing Statutes Amendment Act (Bill 16)		

PURPOSE: To provide an early summary of *Bill 16* which proposes amendments to the *Housing Statutes Amendment Act, 2024*. The proposed legislation will give Local Trust Committees a clearer framework when considering drafting density bonusing bylaws and an expanded authority to secure some site level infrastructure at time of subdivision. The legislation excludes the Islands Trust from Inclusionary Zoning and Tenant Protection Bylaws. Both exclusions are in harmony with the exclusion of Local Trust Committees from the requirements to implement the small-scale multi-family housing legislation imposed on most of BC which is focused on imposing faster growth in urban areas.

BACKGROUND: On April 10th, 2024 the BC government gave third reading to [Bill 16](#), the *Housing Statutes Amendment Act, 2024*, which supports the recent legislative changes intended to increase the supply of housing in BC. According to the government, this bill presents the second phase of this work by providing governments with new authorities that will allow them to continue to secure important outcomes outside of rezonings, increasing transparency and certainty in the development approval process. Some of the changes include:

1. **Inclusionary Zoning.** Establishing a new authority for inclusionary zoning that will let local governments require affordable and special needs housing in new developments. It requires that local governments undertake a financial feasibility analysis, and establishes consultation requirements for development of an inclusionary zoning bylaw. Inclusionary zoning cannot apply to development in which all of the housing units will be owned by specific parties including registered charities, societies and housing cooperatives which are the majority, if not all, the affordable housing projects within the Islands Trust area. The new authority requires (annual) regular public reporting. This new tool is most effective in high value areas and high-density developments (e.g. high-rise concrete forms) where there is enough new density to offset the cost of the affordability requirements. The Islands Trust is excluded from this new authority.
2. **Density Bonus Framework.** Establishing a density bonus framework to parallel the inclusionary zoning, with similar requirements for financial analysis, consultation and reporting. The Local Government Act already permits density zoning bylaws; the change is in how density bonusing bylaws are drafted, what must be considered, and the requirement for reporting. The Islands Trust will be able to use the new density bonus framework.

3. **Site Level Infrastructure.** Expanding local government authorities to secure important site-level infrastructure like wider sidewalks, protected bike lanes, charging stations, and secure parking facilities for bicycles and scooters. The authority would require an owner to provide certain works and services as a condition of the approval of a subdivision or building permit. The provision in the act of land for highways in respect of building permits is not available to Local Trust Committees.
4. **Tenant Protection Bylaws.** Providing municipalities with clear authorities to protect tenants who are evicted as a result of redevelopment, including financial assistance or help finding alternate housing. This authority is not available to Local Trust Committees.

Early Assessment

The expanded authorities continue the Province's shift to proactive planning such as introduced in Bill 44 and the pre-zoning which affected most of BC but not the Islands Trust area - to the exception of BIM.

The changes would broadly enhance Local Trust Committee authority to proactively address some of the impacts of increased housing. However, it is unclear in some circumstances how these provisions might be used.

FOLLOW-UP: Staff will continue to monitor legislative changes and report back to the Executive Committee. Staff continue to reach out to provincial staff to get clearer understanding of the intent of the legislative changes from an Islands Trust perspective. Staff may require legal assistance to interpret some of the legislative changes upon Royal Assent.

Prepared By: Director, Planning Services

Reviewed By/Date: CAO / April 19, 2024