



Executive Committee Addendum

Date: October 27, 2021
Time: 9:00 am
Location: Electronic meeting, Public venue
Islands Trust
200-1627 Fort Street
Victoria, BC V8R 1H8

	Pages
7. TRUST COUNCIL MEETING PREPARATION	
7.1. Executive	
7.1.1. September Trust council draft minutes	2 - 17
10. CORRESPONDENCE (for information unless raised for action)	
10.6. S. Gale email dated October 19, 2021, re: MIRR contact	18 - 18
10.7. M. Leichter letter dated October 23, 2021, re: Residential Floor Area Ratio Report	19 - 20
10.8. D. Kelly Forest Tenures Branch letter dated October 22, 2021, cc'd Chair Luckham re: B. Keefer & PMFL	21 - 22



Trust Council Minutes of Regular Meeting

Date: September 21, 2021 - September 23, 2021
Location: Electronic Zoom Meeting

Executive Present: Peter Luckham, Chair, Thetis Island (Victoria Boardroom)
Sue Ellen Fast, Vice Chair, Bowen Island Municipality
Laura Patrick, Vice Chair, Salt Spring Island
Dan Rogers, Vice Chair, Gambier/Keats Island

Members Attending: Michael Kaile, Bowen Island Municipality
Laura Busheikin, Denman Island
David Critchley, Denman Island
Scott Colbourne, Gabriola Island
Kees Langereis, Gabriola Island
Tahirih Rockafella, Galiano Island
Jane Wolverton, Galiano Island
Kate-Louise Stamford, Gambier Island
Alex Allen, Hornby Island
Grant Scott, Hornby Island
Peter Johnston, Lasqueti Island
Timothy Peterson, Lasqueti Island
Jeanine Dodds, Mayne Island
David Maude, Mayne Island
Ben McConchie, North Pender Island (regrets unless noted otherwise)
Deb Morrison, North Pender Island
Peter Grove, Salt Spring Island
Paul Brent, Saturna Island (regrets unless noted otherwise)
Lee Middleton, Saturna Island (regrets)
Cameron Thorn, South Pender Island (absent unless noted otherwise)
Steve Wright, South Pender Island (regrets unless noted otherwise)
Doug Fenton, Thetis Island

Staff Present: Russ Hotsenpiller, Chief Administrative Officer (Victoria Boardroom)
Robert Kojima, Acting Director, Local Planning Services
Clare Frater, Director, Trust Area Services
Julia Mobbs, Director, Administrative Services
Carmen Thiel, Legislative Services Manager (Victoria Boardroom)
Kate Emmings, Manager, Islands Trust Conservancy
Warren Dingman, Manager, Bylaw Compliance and Enforcement
Lisa Wilcox, Senior Intergovernmental Policy Advisor
Dilani Hippola, Senior Policy Advisor
Lori Foster, Executive Coordinator (Victoria Boardroom)

Tuesday, September 21, 2021

The meeting was conducted electronically via Zoom and livestreamed. There were between 2-3 members of the public attending the meeting and it was reported there were 114 livestream views.

1. LAND ACKNOWLEDGMENT / CALL TO ORDER

Chair Luckham recognized that September 30th is the first National Day for Truth and Reconciliation to honour the lost children and survivors of residential schools, their families and communities.

At 1:03 p.m., Chair Luckham called the meeting to order.

The following trustees sent regrets or were absent when the meeting began:

- Lee Middleton, Saturna, (regrets)
- Ben McConchie, North Pender, (regrets)
- Paul Brent, Saturna – (regrets) arrived at 2:31 p.m.,
- Cameron Thorn, South Pender – (absent) arrived at 2:49 p.m.

2. APPROVAL OF AGENDA

Chair Luckham called for any additions to the agenda, there were none.

By general consent, the agenda was adopted as presented.

3. GENERAL BUSINESS ARISING

3.1 Consent Agenda Items

3.1.1 July Trust Council Special Meeting DRAFT minutes

By general consent, Trust Council adopted item 3.1.1., the July Trust Council Special Meeting draft minutes as presented.

3.2 Discussion / Decision Items

3.2.1 Trustee Roundtable

Trustees participated in a round table session giving verbal updates highlighting local trust area business items, recently attended meetings and forums.

The meeting recessed for a break at 2:09 p.m. and reconvened at 2:30 p.m.

Trustee Brent joined the meeting at 2:31 p.m.

4. EXECUTIVE

4.1 Consent Agenda Items

Items pulled from the consent agenda for discussion / decision were 4.1.1., Trust Council Follow Up Action List and 4.1.3., Continuous Learning Plan.

By general consent, Trust Council adopted the recommendations as presented in items 4.1.2. and 4.1.4.

4.1.2 Strategic Plan Update

Receive for information.

4.1.4 Executive Committee Work Program Report

Approve the work program report as presented.

Discussion / Decision

4.1.1. Trust Council Follow Up Action List

Trustee Langereis requested clarification on FUAL item #1 regarding who meets with the minister to request further funding.

CAO Hotsenpiller cited collaboration with the Island Trust Conservancy.

By general consent, the Trust Council Follow Up Action List was received for information.

4.1.3 Continuous Learning Plan

Trustee Busheikin spoke to trustee learning opportunities with a possible workshop regarding community engagement processes and best practices.

TC-2021-079

It was Moved by Trustee Busheikin and Seconded by Trustee Fenton,
That Trust Council prioritize public engagement tools and approaches as a priority topic for future learning opportunities.

CARRIED

Trustee Thorn joined the meeting at 2:49 p.m.

4.2 Discussion / Decision Items

4.2.1 Chief Administrative Officer's (CAO) Report

CAO Hotsenpiller spoke to the report in the agenda package.

Discussion followed on COVID updates.

4.2.2 Update on development of electronic meetings capability for Local Trust Committee, Trust Council and Council Committees – Briefing

CAO Hotsenpiller spoke to the briefing which outlines how local trust committee (LTC) meetings will be implemented electronically by LTC chairs using electronic tool kits at live, in-person meetings.

There will be an introduction for chairs to the kits by technology services with collaborative management by staff during meetings.

4.2.3 Amendments to Trust Council Policy 2.1.2 Standards of Conduct – RFD

Legislative Services Manager Thiel introduced the request for decision as presented in the report. Discussion followed.

TC-2021-080

It was Moved by Trustee Morrison and Seconded by Trustee Wright,
That Trust Council request further amendments to Policy 2.1.2 prior to adoption.

TC-2021-081

It was Moved by Trustee Rogers and Seconded by Trustee Brent,
That motion TC-2021-080 be amended as follows: after the word “request” add “*trustees to provide to Executive Committee*” after the word “further” add “or different” after the word “adoption” add “*and this matter be deferred until December Trust Council*”.

CARRIED

The question on the main motion, as amended, was put.

That Trust Council request trustees to provide to Executive Committee further or different amendments to Policy 2.1.2 prior to adoption and this matter be deferred until December Trust Council.

CARRIED

By general consent, item 4.2.4 was addressed after item 10.2.4 and item 4.2.5 was addressed after item 16.

The meeting recessed for a break at 3:33 p.m. and reconvened at 3:45 p.m.

4.2.6 Backgrounder for Trust Council session on tree cutting authority – Briefing

CAO Hotsenpiller introduced the briefing and shared District of Metchosin’s Tree Management Bylaw No. 287 as a sample from a local government showing content that may be considered.

At 4:00 p.m., trustees moved into 4 electronic breakout rooms assigned with 6-7 trustees each where questions from the session outline were discussed. The breakout room meetings were recorded, livestreamed and available for the public to attend as a webinar.

At 4:50 p.m. trustees reconvened back to the main meeting and heard a summary of discussion by a representative from each group.

CAO Hotsenpiller will summarize the notes taken and bring a report back to the Executive Committee.

The meeting recessed at 5:06 p.m. and reconvened at 7:00 p.m. for item 5.

5. ENGAGEMENT

5.1 Delegations

Delegations were given ten (10) minutes each to address Trust Council.

5.1.1 Salish Sea Institute

Ginny Broadhurst, Director of the Salish Sea Institute at Western Washington University shared a PowerPoint titled, “State of the Salish Sea” addressing urbanization/human impacts, climate change and cumulative effects. She spoke to opportunities to collaborate across the boarder.

5.1.2 Raincoast Conservation Foundation

Sauna Doll, Gulf Islands Forest Project Coordinator with Raincoast Conservation Foundation presented a PowerPoint speaking to the Islands Trust Policy Statement review and requested ongoing advocacy to the Province on legal measures to protect the Coastal Douglas-fir zone.

5.1.3 Michael Sketch

Michael Sketch, North Pender Island resident, presented changes to the current structure of draft Policy Statement Bylaw No. 183, updated July 15th, and read his written submission titled “A rewritten Trust Policy Statement Bylaw V.3.4”.

5.1.4 Stephen MacLean

Stephen MacLean, Gabriola Island resident, addressed Trust Council with questions on the draft Policy Statement Bylaw No. 183, implementation of policy directives into islands official community plans and concerns regarding more authority around tree cutting regulations.

5.1.5 Moving Around Pender

Niall Parker, Chair of Moving Around Pender – an alternative transportation society - presented a PowerPoint with a proposal to rationalize right-of-ways which would increase the width of existing roadways for roadside trails that support more environmentally friendly modes of transportation such as walking, cycling and horses.

5.2 **Town Hall**

Mairead Boland, Saturna Island Residents and Ratepayers Association, addressed a procedural item regarding agenda publication deadlines and materials she circulated to trustees after the deadline, including a survey.

Maxine Leichter, Salt Spring Island, commented on item 9.2.2 Shoreline and Residential Density Reports Strategic Plan report saying it was not appropriate for rural areas and neither is high density housing without appropriate sewer and water.

Brian Young, Chair of Transition Salt Spring, requested Trust Council adopt scenario 3 presented in the Islands 2050 Phase 3 Public Engagement request for decision supporting deeper engagement with the public.

Peter Pare, Pender Island resident, supports the Trust Policy Statement and regulations where forest practices are sustainable and restorative noting that planting trees is the most effective carbon capture.

Daniel O'Donnell, Salt Spring Island resident, disagrees with Islands Trust regulating any type of tree cutting authority.

Speaker, identified as Lisa from Pender Island, supports review of the Policy Statement and section 4.2 to protect the water supply urging implementation of rainwater harvesting tanks with a rebate incentive and to advocate to the Province and Capital Regional District.

Jacinthe Eastick, Gabriola Island resident, spoke to islands in peril of sustainability citing the State of the Islands report and asked trustees to assume responsibility to protect them through policy.

Chair Luckham asked if there were any more speakers wishing to address Trust Council.

John Cowhig, Salt Spring Island 17 year resident, stated gratitude for living here and asked trustees to act as representatives of the residents and not their personal ideologies.

Gregory Nicolls, Pender Island resident, supports preserving and protecting the quality of the islands but requests flexibility if there is good reason for tree cutting and means of enforcing tree cutting rules.

Dawn Cressman, 30 year island resident from Mayne, Salt Spring and Saturna, supports rainwater collection, that it should be part of the building permit process and requested autonomy for the islands being recognized as individual.

Paul Petrie, South Pender Island, commented on previous town hall speakers, supports limiting the rate and scale of growth and the Raincoast Conservation Foundation presentation and requested trustees have the courage to stand up for all British Columbians.

Chair Luckham called for any further speakers to town hall.

Paul Dodd, island resident, addressed clear cutting on private lands and what the evidence is on each of the islands that gives rise to consider a tree cutting bylaw.

Chair Luckham responded that council is still in the “definition” phase of tree cutting authority.

David Dunnison, island resident, commented on desalination, the moratorium on docks by the province and consideration of FireSmart BC guidelines that discourage trees being within a certain distance from structures.

Chair Luckham called for any further speakers, there were none.

At 9:00 p.m., Chair Luckham recessed the meeting for the day thanking all who attended and viewed the livestream.

Wednesday, September 22, 2021

Chair Luckham called the meeting to order at 9:00 a.m., and humbly stated gratitude to live and work on Coast Salish First Nations traditional and treaty territory.

With the exception of Trustees Middleton, Wright, Thorn, Colbourne, Dodds, McConchie and Peterson, there were 19 trustees present (7 absent). It was reported that there were 56 livestream viewers throughout the day.

6. TRUST AREA SERVICES

6.1 Consent Agenda Items

Item 6.1.2 was pulled for discussion/decision.

By general consent, Trust Council adopt the recommendations as presented in items 6.1.1., 6.1.3., and 6.1.4.

6.1.1 Trust Programs Committee Work Program Report
Approve the work program report as presented.

6.1.3 Islands Trust Conservancy Quarterly Report
Receive for information.

6.1.4 Islands Trust Conservancy Audit Report - Briefing
Receive for information.

Discussion/Decision

6.1.2 Legislative Monitoring - Briefing

Trustee Langereis asked if Islands Trust provided any feedback regarding the Provinces action plan on the Declaration on the Rights of Indigenous Peoples Act (DRIPA).

CAO Hotsenpiller responded, no.

By general consent, the briefing was received for information.

At 9:09 a.m., Trustees Dodds, Peterson, McConchie and Colbourne joined the meeting. (23 trustees present)

6.2 Discussion / Decision Items

6.2.1 Director of Trust Area Services Report

Director of Trust Area Services (DTAS) Frater summarized the report and spoke to staffing updates.

6.2.2 Policy Statement Amendment Project Phase 3 Public Engagement Plan - RFD

DTAS Frater summarized the report and introduced Molly Steeves.

Molly Steeves, MODUS Planning and Engagement Consultant, presented a PowerPoint on next steps in the Islands 2050 Phase 3 Engagement Strategy.

At 9:50 a.m., Trustee Thorn joined the meeting. (24 trustees present)

A question period ensued.

Trustees debated the engagement options as presented in the request for decision (RFD).

TC-2021-082

It was Moved by Trustee Morrison and Seconded by Trustee Wolverton,
That Trust Council approve the Islands 2050 Phase 3 Public Engagement Project Charter scenario 3 and approve a budget of an additional \$82,000, consisting of an additional transfer of \$62,000 from the general revenue surplus fund and the remainder to be funded by any reallocation of funds from the approved 2021/2022 budget to support implementation.

CARRIED

The meeting recessed at 10:40 a.m. and reconvened at 10:50 p.m. with 21 trustees present. Missing were Trustees Morrison, Busheikin and Thorn. Trustees Middleton and Wright sent regrets.

7. COLLABORATION

7.1 Oil Spill Planning in the Islands Trust Area Presentation

Chair Luckham introduced Sarah Hughes, Cory Maciver and Stephanie Hawkins from the Department of Fisheries Oceans and Coast Guard.

The Department of Fisheries and Oceans (DFO) Coast Guard presenters shared a PowerPoint titled "Canadian Coast Guard Planning for Integrated Environmental Response" and answered trustee questions after the presentation.

Discussion was heard on how to better inform island communities regarding jurisdictional response, capacity and function should an oil spill occur.

Chair Luckham thanked the speakers for presenting.

6.2.3 Policy Direction: NAPTEP Fees - RFD

Trustee Stamford, Chair of the Islands Trust Conservancy Board, spoke to the request for decision regarding sponsorship of Natural Area Protection Tax Exemption Program (NAPTEP) application costs.

TC-2021-083

It was Moved by Trustee Stamford and Seconded by Trustee Peterson,
That Trust Council direct staff to develop policy guidance for sponsorship of Natural Area Protection Tax Exemption Program (NAPTEP) applications and return to Trust Council for further review and approval.

CARRIED

The meeting recessed for a lunch break at 11:57 a.m. and reconvened at 1:00 p.m.

7.2 Vessel Drift and Response Analysis Presentation

Chair Luckham introduced presenters Marta Green, Puget Sound Recovery Coordinator, and Council Member Jamie Stephens from San Juan County.

Marta Green shared a PowerPoint titled, "Vessel Drift and Response Analysis for the Strait of Juan de Fuca to the Southern Strait of Georgia."

A question and answer period followed.

San Juan County Council Member, Jamie Stephens, gave a verbal update noting new council members Christine Minney and Cindy Wolf. He spoke to updates on the shoreline master plan; adopting a climate change resolution; affordable housing, vacation rental regulations, and tourism.

Discussion followed.

Chair Luckham thanked the San Juan County guests for joining the meeting.

The meeting recessed for a break at 2:15 p.m. and reconvened at 2:30 p.m.

7.3 Atl'ka7tsem/Howe Sound Biosphere Region Initiative Update

Chair Luckham introduced Ruth Simons, President of the Atl'ka7tsem/Howe Sound Biosphere Region Initiative who was invited to Trust Council to share that Atl'ka7tsem/Howe Sound, on September 15th, had become recognized as Canada's 19th biosphere region and 3rd in British Columbia, she spoke to Atl'ka7tsem/Howe Sound's future management plan.

8. SELECT COMMITTEE UPDATE

Select Committee Vice Chair, Trustee Langereis, provided a verbal update on the committee's work, that the consultants are in the interview process with trustees, senior staff and ministry staff.

9. REGIONAL PLANNING SERVICES

9.1 Consent Agenda Items

By general consent, Trust Council adopted the recommendations as presented in items 9.1.1. to 9.1.2.

9.1.1 Regional Planning Committee Work Program Report

Approve the work program report as presented.

9.1.2 Bylaw Enforcement Statistical Reports - Briefing

Receive for information.

9.2 Discussion / Decision Items

9.2.1 Director of Local Planning Services Report

Acting Director of Local Planning Services (A/DLPS) Kojima, spoke to the report.

9.2.2 Shoreline and Residential Density Reports Strategic Plan – RFD

TC-2021-084

It was Moved by Trustee Rogers and Seconded by Trustee Busheikin,
That Trust Council refer the Residential Floor Area report back to the Regional Planning Committee and request that the report incorporate the work being done on North Pender and South Pender and to update the report to identify environmental benefits .

CARRIED

TC-2021-085

Moved by Rogers/Seconded by Trustee Wolverton,
That Trust Council forward the “Shoreline Protection Model Bylaw Report” dated March 2021 to local trust committees and Bowen Island Municipality for information.

CARRIED

TC-2021-086

It was Moved by Trustee Busheikin and Seconded by Trustee Wolverton,
That Trust Council request local trust committees and Bowen Island Municipality to advise the Regional Planning Committee if they intend to undertake policy or regulatory amendments based on the recommendations in the “Residential Floor Area Ratio Model Bylaw Report” or the “Shoreline Protection Model Bylaw Report.”

TC-2021-087

It was Moved by Trustee Busheikin and Seconded by Trustee Wolverton,
That motion TC-2021-086 be amended by changing the word “request” to “invite.”

CARRIED

The question on motion TC-2021-086, as amended was put.

That Trust Council invite local trust committees and Bowen Island Municipality to advise the Regional Planning Committee if they intend to undertake policy or regulatory amendments based on the recommendations in the “Residential Floor Area Ratio Model Bylaw Report” or the “Shoreline Protection Model Bylaw Report.”

CARRIED

10. ADMINISTRATIVE SERVICES

10.1 Consent Agenda Items

By general consent, Trust Council adopted the recommendations as presented in items 10.1.1. to 10.1.2.

10.1.1 Financial Planning Committee Work Program Report

Approve the work program report as presented.

10.1.2 March 31, 2021 Allocated Financial Statements - Briefing

Receive for information.

10.2 Discussion / Decision Items

Trustee Thorn joined the meeting at 3:53 p.m.

10.2.1 Director of Administrative Services Report

Director of Administrative Services (DAS) Mobbs spoke to report highlights.

10.2.2 2020/21 Statement of Financial Information – RFD

TC-2021-088

It was Moved by Trustee Grove and Seconded by Trustee Brent,

That Trust Council approve the 2020/21 Statement of Financial Information as presented.

CARRIED

10.2.3 June 30, 2021 Quarterly Financial Report - RFD

TC-2021-089

It was Moved by Trustee Grove and Seconded by Trustee Brent,

That Trust Council approve the June 30, 2021 Financial Report as presented.

CARRIED

10.2.4 2022/23 Draft Budget Assumptions, Principles, and Timelines - Briefing

Director Mobbs reviewed the briefing and answered questions.

By general consent, Trust Council addressed item 4.2.4 next.

4.2.4 Revised Policy 2.2.3 Trust Council Resolutions without Meeting – RFD

TC-2021-090

It was Moved by Trustee Morrison and Seconded by Trustee Brent,

That procedures for Trust Council Section 13 Resolutions without Meeting section 4.3.3.4 be deleted.

CARRIED

TC-2021-091

It was Moved by Trustee Critchley and Seconded by Trustee Langereis,
That the procedures for Trust Council section RWM section 3.1 be deleted.

TC-2021-092

It was Moved by Trustee Rogers and Seconded by Trustee Wolverton,
That motion TC-2021-091 be referred to senior staff, that deleting section 3.1
offends the principle of resolutions without meetings (RWM).

CARRIED

By general consent, the meeting recessed at 5:00 p.m.

Thursday, September 23, 2021

Chair Luckham called the open meeting to order at 9:00 a.m. and acknowledged with gratitude that he was chairing Trust Council from Lekwungen territory at the Victoria office.

Trustees Kaile, Dodds, Scott, and Thorn were absent. Trustees Middleton and Wright sent regrets. 20 trustees present.

At 9:03 a.m., the meeting was closed to the public.

11. CLOSED MEETING

TC-2021-093

It was Moved by Trustee Rogers and Seconded by Trustee Busheikin,
That Islands Trust Council closed this meeting to the public subject to Section 90(1) (g) and (i) of the Community Charter in order to consider matters related to labour relations or other employee relations; litigation or potential litigation affecting the Islands Trust and the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and that staff be invited to remain in the meeting.

CARRIED

At 11:07 a.m. the meeting was reopened to the public.

There was one member of the public in attendance. It was reported there were 38 livestream views for today's meeting.

Trustees Dodds and Scott joined the meeting at 11:07 a.m. 22 trustees present.

12. RISE AND REPORT

Chair Luckham stated that minutes of the in-camera March 11, 2021 meeting were adopted as presented.

13. NEW BUSINESS ITEMS - None

14. SUMMARY / UPDATES

14.1 Trustee Updates

14.1.1 BC Ferries (Ferry Advisory Committee Chairs)

14.1.1.1 Trustee Maude - Ferry Advisory Committee Update

Trustee Maude's report was included in agenda package.

14.1.2 First Nations

Trustees Wolverton and Fenton noted that a number of trustees participated in the August 1, March for Children in Chemainus organized by Penelakut Tribe to honour the lost children from the Kuper Island residential school, but felt Islands Trust could have done better to communicate its support.

14.1.2.1 Trustee Johnston - Xwe'etay/Lasqueti Archaeology Project Report

Trustee Johnston's written report was included in the agenda package.

14.1.3 Gulf Islands National Park Reserve Advisory Committee - None

14.1.4 Salt Spring Island Watershed Protection Alliance (SSIWPA)

Next meeting pending, the alliance met last June.

14.1.5 Atl'ka7tsem/Howe Sound Community Forum

The next forum is scheduled October 22nd on Bowen.

14.1.6 Southern Gulf Islands Community Forum

The next forum is scheduled for tomorrow, September 24, supported by Trust Area Services secretariat. Southern trustees are encouraged to attend.

14.1.7 Baynes Sound Forum

Trustee Critchley commented there are aspirations to holding another Baynes Sound Forum in next two months.

14.1.8 Freighter Roundtable Update

Trustee Fenton was unable to attend the last roundtable; however, the South Coast Ship Watch Alliance continues its work noting the passing of dedicated advocate, Chris Straw last March.

Chair Luckham reported Transport Canada was revisiting protocol agreements.

14.2 Priorities Chart

Received for information.

14.3 Proposed December Trust Council Agenda Program

CAO Hotsenpiller spoke to the planned in-person meeting in Victoria Nov 30 – Dec. 2, 2021 and the draft schedule modeled on previous live meetings. Discussion was heard on COVID safety. The schedule will evolve with Executive Committee.

14.4 Disposition of Delegations and Town Hall Requests

Vice Chair Rogers requested resolutions pertaining to yesterday's presentations, items 7.2 and 7.3. be considered in this section of the agenda.

Vessel Drift and Response Analysis Presentation (item 7.2)

TC-2021-094

It was Moved by Trustee Rogers and Seconded by Trustee Wolverton,

That Trust Council request staff to prepare correspondence for the Chair to the appropriate ministries affirming Trust Council support for the location of a dedicated Emergency Response Towing Vessel in Sidney, B.C.

CARRIED

Oil Spill Planning in the Islands Trust Area Presentation (item 7.3)

TC-2021-095

It was Moved by Trustee Rogers and Seconded by Trustee Fast,

That Trust Council request staff to provide a report outlining potential options for how the Trust and local trust committees can engage and assist with the Coast Guard Oil Spill response planning process.

CARRIED

15. CORRESPONDENCE

15.1 H. Holm submission to Sept 21 Trust Council meeting letter dated Sept 2, 2021

Received for information.

15.2 J. Eastick email dated August 24, 2021 re: request to council

Received for information.

16. STRATEGIC PLAN (Amendments)

CAO Hotsenpiller spoke to providing a cover briefing with the next quarterly report.

By general consent, item 4.2.5 was addressed next.

4.2.5 Amendments to Trust Council Policy 7.6.1 FOI Policy and 7.6.2 FOI Procedure – RFD

TC-2021-096

It was Moved by Trustee Fast and Seconded by Trustee Wolverton,
That Trust Council adopt amended Trust Council Policy 7.6.1 Freedom of Information and Protection of Privacy (attachment 1).

CARRIED

TC-2021-097

It was Moved by Trustee Fast and Seconded by Trustee Fenton,
That Trust Council adopt amended Trust Council Policy 7.6.2 Freedom of Information and Protection of Privacy Procedure (attachment 3).

CARRIED

17. NEXT MEETING

The next Trust Council meeting is scheduled to be held in-person in Victoria, November 30 to December 2, 2021.

18. ADJOURNMENT

TC-2021-098

It was Moved by Trustee Fast and Seconded by Trustee Fenton,
That the meeting be adjourned at 12:08 p.m.

Peter Luckham, Chair

Certified Correct

Lori Foster, Executive Coordinator/Recorder

----- Forwarded Message -----

Subject:Follow-up to UBCM

Date:Tue, 19 Oct 2021 00:03:27 +0000

From:Gale, Stuart IRR:EX <Stuart.Gale@gov.bc.ca>

To:pluckham@islandstrust.bc.ca <pluckham@islandstrust.bc.ca>

CC:Ponchet, Kim IRR:EX <Kim.Ponchet@gov.bc.ca>

Hello Mr. Luckham,

I am writing, further to the meeting that you and other representatives from Islands Trust had with Minister Murray Rankin and staff from the Ministry of Indigenous Relations and Reconciliation (MIRR) and the recent UBCM meeting.

I understand that the Islands Trust put forward a request to identify a representative from MIRR to serve as a provincial contact on matters pertaining to land use planning, resource sharing and archeological concerns.

I would be pleased to serve as your contact on these and other related topics.

Please feel free to contact further discuss your interests in this regard.

Thank you,

Stuart Gale
Regional Executive Director – Coast
Negotiations and Regional Operations
Ministry of Indigenous Relations and Reconciliation
Tel: 250 751-7264 (Nanaimo)
778-698-9707 (Victoria)
Cell: (250) 889-9266

Maxine Leichter
Salt Spring Island, BC

October 23, 2021

Islands Trust Regional Planning Committee
Islands Trust Council
Execadmin@islandstrust.bc.ca

Dear Trustees:

This letter forwards to you my review of communities cited in the report presented to the September 2021 Trust Council meeting entitled *"Islands Trust: Residential Floor Area Ratio (FAR) Review Model Bylaw Report March 2021"*. FAR zoning can be used to reduce costs to build affordable housing by allowing increased density on a particular lot while limiting the size of homes.

The appropriateness of the examples in the report is important because their presence in the report may give the impression that that other communities, similar to the Gulf islands are using FAR zoning to support affordable housing. In fact, the examples given do NOT support affordable housing and several (unlike the Gulf Islands) are in areas with community water and sewer that can support dense development.

Please see the attached one-page summary of findings.

Sincerely yours,



Maxine Leichter

Strategies in Residential Floor Area Ratio Report Inappropriate for Affordable Housing in a Rural Community

Prepared by Maxine Leichter October 2021

A report was presented at the Sept 21-23, 2021 Trust Council meeting entitled: “Islands Trust: Residential Floor Area Ratio (FAR) Review Model Bylaw Report March 2021”. By Fraser Simpson Consulting. The report was to explore use of FAR bylaws “to use when developing policies and regulations pertinent to residential housing with a focus on affordability and environmental protection.”

In researching the examples, I found that none were applicable to Islands Trust needs. Indeed, several of the examples are in urban areas with community water and sewer that can support high density. None of the examples were for affordable housing for the general community. The information below came from conversations with owners, residents or city planners.

Three case studies and other examples listed in the report are described below:

Duncan – This is an example of allowing increased density in exchange for affordable housing. The municipality of Duncan is a developed urban area with city water and sewer.

Yarrow Eco Village, City of Chilliwack (Groundswell Co-housing). A resident stated that this development has city water but not city sewer. They have a sewage treatment system that cost “hundreds of thousands” of dollars to install and they are having difficulty finding a place to dispose of sludge cleaned out every two years. This is a market rate housing development, not affordable housing.

Third Street Cottages, Whidbey Island - Linda A. Pruitt (owner/developer) confirmed in an email that all of the cottage communities are on public water and sewer

Rural Comox - Since there is no agency called “rural Comox”, I contacted the Comox Valley Regional District. A planner stated in an email that they do not utilize floor are ratio calculations in their zoning bylaw. He stated, “All residential zones and rural zones only allow for a maximum of two dwellings.” The encourage affordable housing by allowing suites and cottages in residential zones.

Eco Village in Cowichan Valley Regional District – This development was authorized about 20 years ago through a zoning designation specifically for the one site. The zone allows only one dwelling per ha with a total of 25 bedrooms. This is possibly a 4 ha. site. The zoning was to allow no more density than would have been available through subdivision under the previous zoning but allow more living quarters, presumably with shared kitchen facilities. The “village” includes a farm, teaching programs, residents and occasional events. The facility is not served by community water or sewer. The village is owned by a co-op.

Peachland – The District of Peachland utilizes FAR in their zoning bylaw but not for the purpose of incenting affordable housing.



File: 10497-01
Reference: 267348

October 22, 2021

VIA EMAIL: [REDACTED]

Bowie Keefer
Galiano EcoForestry Association

Dear Mr. Keefer:

Thank you for your September 19, 2021 email regarding the newly formed Galiano EcoForestry Association and your concerns regarding Islands Trust's desire for more regulatory control.

I encourage you to engage with the Managed Forest Council regarding forest practices on Private Managed Forest Land (PMFL) parcels and any suggested changes you may have. As you are likely aware, Islands Trust is currently in the process of updating the Islands Trust Policy Statement. I encourage you and your association to participate in Islands 2050, the public engagement process currently being carried out by Islands Trust to guide the work being done to update the Islands Trust Policy Statement. Information on this can be found here: [Islands Trust Policy](#).

We recognize Galiano EcoForestry Association goals are consistent with the intentions of the *PMFL Act*; responsible harvesting, fuel management, forest restoration and reasonable access over private land for recreation uses. I anticipate a synergy developing over time.

I would also like to take this opportunity to thank you for participating in the PMFL Review. The perspective you bring as a long-time island resident and holder of a Managed Forest is appreciated.

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If you would like to discuss any of the issues you have identified in your letter or the current work being done regarding those issues, please contact Andrea Inwards, Timber Tenures Forester, Forest Tenures Branch at (250) 312-6661. Andrea currently holds the PMFL portfolio for Forest Tenures Branch.

Yours truly,



Doug Kelly
Director

pc: Peter Luckham, Chair, Island Trust Council (pluckham@islandstrust.bc.ca)
Phil O'Connor, Executive Director, Managed Forest Council (phil@mfcouncil.bc.ca)
Miriam Starkl-Moser, Manager Policy & Legislation, Ministry of Municipal
Affairs and Housing
Andrea Inwards, Timber Tenures Forester, Forest Tenures Branch