



Executive Committee Agenda

Date: Wednesday, May 25, 2022
Time: 9:00 am
Location: Islands Trust Victoria Boardroom
200-1627 Fort Street, Victoria, BC

	Pages
1. CALL TO ORDER	
2. APPROVAL OF AGENDA	
2.1. Introduction of New Items	
2.2. Approval of Agenda	
2.2.1. Agenda Context Notes	
None	
3. RISE AND REPORT DECISIONS FROM PREVIOUSLY CLOSED MEETING	
Chair Luckham to rise and report that the minutes of the April 13 th in-camera meeting were adopted at the May 4th meeting.	
4. ADOPTION OF MINUTES	
4.1. May 4th draft minutes	4 - 10
5. FOLLOW UP ACTION LIST AND UPDATES	
5.1. Follow Up Action List/Director/CAO Updates	11 - 15
5.2. Local Trust Committee Chair Updates	
5.3. Islands Trust Conservancy Liaison Update	
6. BYLAWS FOR APPROVAL CONSIDERATION	
6.1. Hornby Island LTC Bylaw 168 (siting and use permit) - RFD	16 - 23
THAT the Islands Trust Executive Committee approve Hornby Island Local Trust Committee Bylaw No. 168, cited as "Hornby Island Local Trust Committee Siting and Use Permit Bylaw No. 168, 2021" in accordance with Section 27 of the <i>Islands Trust Act</i> .	
6.2. Hornby Island LTC Bylaw No. 169 (fees bylaw) - RFD	24 - 36
THAT the Islands Trust Executive Committee approve Hornby Island Local Trust Committee Bylaw No. 169, cited as "Hornby Island Local Trust Committee Fees Bylaw, 2022", in accordance with Section 27 of the <i>Islands Trust Act</i> .	
7. TRUST COUNCIL MEETING PREPARATION	
7.1. Executive	
7.1.1. June Trust Council Draft Schedule - Discussion	37 - 37

7.2.	Local Planning Services	
7.3.	Administrative Services	
7.4.	Trust Area Services	
8.	EXECUTIVE COMMITTEE PROJECTS	
8.1.	Trust Council Initiated	
8.1.1.	Executive	
8.1.2.	Trust Area Services	
8.1.3.	Local Planning Services	
8.1.4.	Administrative Services	
8.2.	Executive Committee Initiated	
8.2.1.	Executive	
8.2.1.1.	Reschedule Executive Committee's July 6th business meeting - RFD	38 - 39
	That Executive Committee reschedule its July 6, 2022, regular business meeting to July 7, 2022.	
8.2.2.	Trust Area Services	
8.2.3.	Local Planning Services	
8.2.4.	Administrative Services	
9.	NEW BUSINESS	
9.1.	Executive/Trust Council	
9.2.	Trust Area Services	
9.2.1.	LTC Chairs Report on Local Advocacy Topics	
9.3.	Local Planning Services	
9.4.	Administrative Services	
10.	CORRESPONDENCE (for information unless raised for action)	
10.1.	SS LTC advocacy letter - Fulford Cleanup & More Destruction	40 - 43
	"That the Salt Spring Island Local Trust Committee request staff to prepare a letter from the Chair to the Ministry Forests, Land, Natural Resource Operations advocating for the proper disposal of replaced docks."	
10.2.	Save the Date - Trans Mountain email dated May 11, 2022	44 - 45
10.3.	BC launches new program to accelerate local climate action news release dated May 16, 2022	46 - 48
10.4.	Government of Canada re: engaging Canadians on a National Adaptation Strategy to build a climate ready economy and communities news release dated May 16, 2022	
	Click on the link to read the news release -	
	https://www.canada.ca/en/environment-climate-change/news/2022/05/engaging-canadians-on-a-national-adaptation-strategy-to-build-a-climate-ready-economy-and-communities.html	

10.5.	A. Hodson re: Gabriola bylaws email dated May 17, 2022	49 - 50
10.6.	Gulf Islands Alliance re: Governance Review email dated May 17, 2022	51 - 52
10.7.	J. Eastick re: proposed Gabriola Housing Agreement Bylaw 308 email dated May 19, 2022	53 - 54
10.8.	Minister Alghabra re: concerns about air pollution scrubbing and dumping from vessels in Canadian waters email dated May 19, 2022	55 - 56
11.	WORK PROGRAM	
11.1.	Review and amendment of current work program	57 - 61
12.	NEXT MEETING	
	The next Executive Committee meeting is scheduled to be in-person, June 8, 2022 in the Victoria boardroom.	
13.	CLOSED MEETING (scheduled)	
	That the meeting be closed to the public subject to Sections 90(1)(c) and (k) of the Community Charter in order to consider matters related to employee relations and, negotiations and related discussions respecting the proposed provision of a service that is at preliminary stages and that, in the view of the committee, could reasonably be expected to harm the interests of the federation if they were held in public, and that staff attend the meeting.	
14.	ADJOURNMENT	



Executive Committee Minutes of Regular Meeting

Date: May 4, 2022

Location: Islands Trust Victoria Boardroom
200-1627 Fort Street, Victoria, BC

Members Present: Peter Luckham, Chair, Thetis Island Trustee
Dan Rogers, Vice-Chair, Gambier/Keats Island Trustee
Laura Patrick, Vice-Chair, Salt Spring Island Trustee
Sue Ellen Fast, Vice-Chair, Bowen Island Municipal Trustee

Staff Present: Russ Hotsenpiller, Chief Administrative Officer (CAO) Boardroom
David Marlor, Director, Legislative Services (DLS)
Clare Frater, Director, Trust Area Services (DTAS)
Julia Mobbs, Director, Administrative Services (DAS)
Warren Dingman, Bylaw Compliance & Enforcement Manager (BCEM)
Lori Foster, Executive Coordinator/Recorder Boardroom

Others Present: One member of the public attended electronically

1. CALL TO ORDER

Chair Luckham called the meeting to order at 9:04 a.m. and humbly stated gratitude to live and work on Coast Salish First Nations traditional and treaty territory then introduced elected officials and staff.

2. APPROVAL OF AGENDA

2.1 Introduction of New Items – None

2.2 Approval of Agenda

By general consent, the agenda was approved as presented.

2.2.1 Agenda Context Notes

Provided for information re: item 3. Rise and Report and item 8.1.1.2 Trustee Starter Kit.

3. RISE AND REPORT DECISIONS FROM PREVIOUSLY CLOSED MEETING

Chair Luckham reported that at the April 13th closed meeting, the in-camera minutes of February 23 and March 23 were adopted as presented.

4. ADOPTION OF MINUTES

4.1 April 13, 2022

Item 4.2., second bullet to read: “Southern Gulf Islands Forum update hosted by Member of the Legislative Assembly (MLA) Olsen,”

By general consent the minutes were adopted as amended.

5. FOLLOW UP ACTION LIST AND UPDATES

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

Chief Administrative Officer (CAO) Hotsenpiller and directors reviewed their FUAL list items as presented and gave verbal updates on emerging issues including staffing updates.

5.2 Local Trust Committee Chair Updates

Local Trust Committee (LTC) chairs gave verbal updates on recently attended LTC meetings, applications in progress and projects status.

Some members reported on attending the Salish Sea Ecosystem Conference hosted April 26 -28, electronically, by Western Washington University’s Salish Sea Institute.

5.3 Islands Trust Conservancy Liaison Update

5.3.1 March 15, 2022 ITC Board Special Meeting Highlights

The next Conservancy Board meeting is May 24th; a new edition of the Heron newsletter was recently published.

6. BYLAWS FOR APPROVAL CONSIDERATION - None

7. TRUST COUNCIL MEETING PREPARATION

7.1 Executive

7.1.1 June Trust Council Agenda Schedule Setting – Briefing

Discussion ensued on the briefing as presented. Items for inclusion on the Trust Council agenda included:

- A presentation/update on National Marine Conservation Areas (NMCA) in the Trust Area by Parks Canada staff,
- Update on Islands 2050 engagement,
- Holding a 3-day, rather than a 2-day meeting.

Executive Committee discussed the Governance and Management Review report presented at March Trust Council.

EC-2022-058

It was Moved and Seconded,

That Executive Committee request Chief Administrative Officer Hotsenpiller to provide a high level advice/report with respect to process in advancing the Governance and Management Review report.

CARRIED

7.1.2 Draft March Trust Council Minutes

Chair Luckham commented the resolutions didn't flow regarding addition of budget late items and will work with staff to clarify.

7.2 Local Planning Services - None

7.3 Administrative Services - None

7.4 Trust Area Services - None

8. EXECUTIVE COMMITTEE PROJECTS

8.1 Trust Council Initiated

8.1.1 Executive

8.1.1.1 2022 Elections Process and Key Dates – Briefing

DLS Marlor spoke to the briefing and timelines to amend the election bylaw which will come to Trust Council in June.

8.1.1.2 2018-2022 Trustee Starter Kit

The kit is being updated for new term trustees and has been circulated for comment to current trustees.

Executive Committee comments on the kit included:

- Make a distinction between trustee roles and committee roles,
- Offer that all trustees attend the first Local Government Leadership Academy in February each year,
- Teach how to craft a motion.

8.1.2 Trust Area Services - None

8.1.3 Local Planning Services - None

8.1.4 Administrative Services - None

8.2 Executive Committee Initiated

8.2.1 Executive

8.2.1.1 Vice-Chair Assignment – Briefing

Change noted to local trust committee chair assignments as presented in the briefing.

Website pages and distribution lists have been updated.

8.2.1.2 Human Resources Update – Briefing

DAS Mobbs spoke to the briefing as presented.

Discussion followed regarding deferred salary leave and a timeframe on the restructuring of some staff roles.

8.2.2 Trust Area Services

8.2.2.1 History and Heritage Grant in Aid applications – RFD

DTAS Frater spoke to the request for decision (RFD) as presented. Changes to policy 2.1.14 are in progress.

EC-2022-059

It was Moved and Seconded,

That Executive Committee approve History Heritage & Grant funding of \$1,000 for MakeWay/Howe Sound Marine Stewardship and \$1,000 for Stqeeye' Learning Society and reserve \$2,000 for later.

EC-2022-060

It was Moved and Seconded,

That motion EC-2022-059 be amended to increase the funding amounts to \$2000 each and no reserve.

CARRIED

Chair Luckham called the question on motion **EC-2022-059 as amended.**

That Executive Committee approve History Heritage & Grant funding of \$2,000 for MakeWay/Howe Sound Marine Stewardship and \$2,000 for Stqeeye' Learning Society with no reserves.

CARRIED

Discussion ensued regarding:

- Reporting to Trust Council on the substantive applications received,
- Possible request for more funding from Trust Council,
- Applicants' time and effort when submitting an application.

EC-2022-061

It was Moved and Seconded,

That Executive Committee request staff continue to work with K'ómoks First Nation and Gabriola Historical Society in terms of its funding request and Executive Committee consider ways to allocate funds for such requests.

CARRIED

8.2.2.2 Funding Request for Additional In-Person Special Trust Programs Committee Meeting in Summer 2022 - RFD

DTAS Frater spoke to the briefing as presented.

EC-2022-062

It was Moved and Seconded,

That Executive Committee approve an increase in spending of \$1,300 to support an additional in-person special Trust Programs Committee meeting in Summer 2022 to review Islands 2050 engagement feedback from the public, First Nations, and referral agencies.

CARRIED

The meeting recessed for a break at 12:10 p.m. and reconvene at 12:40 p.m.

8.2.3 Local Planning Services

8.2.3.1 Report Back on Request for Information on Limiting Number of Projects – Briefing

DLS Marlcor spoke to the briefing on this long standing follow-up action list item. With receipt of the briefing, the FUAL item was marked complete.

8.2.4 Administrative Services - None

9. **NEW BUSINESS - None**

9.1 **Executive/Trust Council**

9.2 **Trust Area Services**

9.2.1 LTC Chairs Report on Local Advocacy Topics

9.3 **Local Planning Services**

9.4 **Administrative Services**

10. **CORRESPONDENCE**

10.1 **B. Keefer re: Islands Trust Proposed Policies on Desalination, Docks and Seawalls letter dated April 26, 2022**

EC-2022-063

It was Moved and Seconded,

That item 10.1 B. Keefer re: Islands Trust Proposed Policies on Desalination, Docks and Seawalls letter dated April 26, 2022, and 10.4 S. Brands re: Lawns email dated April 20, 2022 be forwarded to Islands 2050.

CARRIED

10.2 **D. G. Courtenay emails re: Patrons of Route 6 dated April 9 and April 24, 2022**

DG Courtney cc'd all trustees on this email.

10.3 AVICC endorsement of 2022 resolutions letter dated April 20, 2022

Received for information.

10.4 S. Brands re: Lawns email dated April 20, 2022

See resolution EC-2022-063.

10.5 New Sidney Spill Response Base open house invitation email dated April 20, 2022

This item was received as a bcc email and was forwarded to Executive Committee.

10.6 S. de Stein re: Policy Statement email dated April 20, 2022

This email was sent to Islands 2050 and posted to the website.

10.7 A. Hodson-Deggan re: Policy Statement letter dated April 6, 2022

EC-2022-064

It was Moved and Seconded,

That item 10.7 A. Hodson-Deggan re: Policy Statement letter dated April 6, 2022 be forwarded to Islands 2050.

CARRIED

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 for May 25, 2022, to be held electronically.

13. CLOSED MEETING

The meeting was closed to the public at 12:57 p.m.

EC-2022-065

It was Moved and Seconded,

That the meeting be closed to the public subject to Sections 90(1)(c)(g) and (i) of the Community Charter in order to consider matters related to employee relations, litigation affecting the Islands Trust and receipt of advice that is subject to solicitor-client privilege and that staff attend the meeting.

CARRIED

The meeting was reopened to the public at 1:50 p.m.

14. ADJOURNMENT

By general consent, the meeting was adjourned at 1:50 p.m.

Peter Luckham, Chair

Certified Correct

Lori Foster, Executive Coordinator

DRAFT

Follow Up Action Report

Executive Committee

Chief Administrative Officer

Activity	Responsibility	Dates	Status
<p>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.</p> <p>By general consent, at its Dec 16, 2020 meeting, Executive Committee put this item on hold pending review by Trust Programs Committee.</p>	Russ Hotsenpiller	Meeting: 12-Sep-2017 Target: 05-Dec-2017	In Progress
<p>2 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.</p>	Russ Hotsenpiller	Meeting: 18-Nov-2020 Target: 07-Sep-2022	In Progress
<p>3 CAO to provide a high-level advice/report with respect to the process of advancing the Governance and Management Review report.</p>	Russ Hotsenpiller	Meeting: 04-May-2022 Target: 08-Jun-2022	In Progress
<p>4 Forward correspondence items 10.1, 10.4, and 10.7 to Islands 2050.</p>	Russ Hotsenpiller	Meeting: 04-May-2022 Target: 25-May-2022	Completed

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.	Julia Mobbs	Meeting: 21-Oct-2020 Target: 07-Sep-2022	In Progress
2 That more information be brought back regarding the financial implications of Employee & Family Assistance Plan EFAP if the deductible changed to further consider if staff should enrol the new term of trustees in the Union of British Columbia Municipalities (UBCM) enhanced benefits plan with the Employee & Family Assistance Plan add-on.	Julia Mobbs	Meeting: 26-May-2021 Target: 07-Sep-2022	In Progress

Director, Legislative Services

Activity	Responsibility	Dates	Status
1 Staff to draft amendments for replacement of those Trust Council policies deemed as top priority for updating, based on policy review analysis, for consideration of approval by Trust Council. As of March 2022, amendments to 11 out of 17 policies deemed out of date have been adopted.	David Marlor	Meeting: 03-Feb-2021 Target: 23-Sep-2022	In Progress



Follow Up Action Report

Executive Committee

Director, Legislative Services

Activity	Responsibility	Dates	Status
2 Staff review the sponsorship policy and report back recommendations on local trust committee approvals, communications, and funding mechanisms.	David Marlor	Meeting: 14-Apr-2021 Target: 07-Sep-2022	In Progress

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: 07-Sep-2022	In Progress
2 Legislative Monitoring Chart (bi-annually to Trust Council) Staff to produce the Legislative Monitoring briefing every 6 months with the next one being September 2022.	Clare Frater	Meeting: 23-Feb-2022 Target: 20-Sep-2022	Completed
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 (COMPLETE) and Gabriola Islands, subject to support of local trustees and affected local trust committees.	Clare Frater	Meeting: 26-Feb-2020 Target: 07-Sep-2022	In Progress



Follow Up Action Report

Executive Committee

Director, Trust Area Services

Activity	Responsibility	Dates	Status
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.	Clare Frater	Meeting: 10-Mar-2020 Target: 07-Sep-2022	In Progress
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: 07-Sep-2022	In Progress
6 The Executive Committee request staff to provide a Learning at Home series on the Murdered and Missing Indigenous Women and Girls Calls for Justice.	Clare Frater	Meeting: 05-Aug-2020 Target: 07-Sep-2022	In Progress
7 Executive Committee request staff to provide a briefing on the potential for webinars on Indigenous perspectives on climate change.	Clare Frater	Meeting: 08-Sep-2021 Target: 07-Sep-2022	In Progress
8 Trust Council requested staff 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.	Clare Frater	Meeting: 23-Sep-2021 Target: 07-Sep-2022	In Progress
9 Ask staff to investigate options for policies or policy updates for formal opportunities for First Nations presentations and engagement at Trust Council meetings.	Clare Frater	Meeting: 27-Oct-2021 Target: 07-Sep-2022	In Progress

Follow Up Action Report

Executive Committee

Director, Trust Area Services

Activity	Responsibility	Dates	Status
10 That Executive Committee request staff to send a follow-up letter to the Province regarding the New Brighton dock letter sent October 2, 2020, File No. 12-05-6410-03-2020 and attach the October 2 and October 14 deputy minister response as an addendum.	Clare Frater	Meeting: 02-Feb-2022 Target: 25-May-2022	In Progress
11 That Executive Committee defer consideration of this grant request (Cliffside Publishing) and ask staff to bring all current grant requests together at a future meeting for consideration.	Clare Frater	Meeting: 13-Apr-2022 Target: 25-May-2022	Completed
12 Staff bring back an amendment to the History, Heritage and Conservation Grants-in-Aid Policy 2.1.14 regarding grant applications with indications about an intake period and maximum amount.	Clare Frater	Meeting: 13-Apr-2022 Target: 08-Jun-2022	In Progress
13 Staff to develop policy regarding s. 8 (2) (h.1) (iii) and (iv) of the Islands Trust Act.	Clare Frater	Meeting: 13-Apr-2022 Target: 08-Jun-2022	In Progress
14 Approve History Heritage & Grant funding of \$2,000 for MakeWay/Howe Sound Marine Stewardship and \$2,000 for Stqeeye' Learning Society, Cliffside declined. Notify all applicants via chair letters and process with financing.	Clare Frater	Meeting: 04-May-2022 Target: 25-May-2022	Completed
15 Continue to work with K'ómoks First Nation and Gabriola Historical Society in terms of its funding request and Executive Committee consider ways to allocate funds for such requests.	Clare Frater	Meeting: 04-May-2022 Target: 07-Sep-2022	In Progress



Islands Trust

REQUEST FOR DECISION

LOCAL TRUST COMMITTEE BYLAW SUBMISSION

File No.: HO-BL-168
3900-03:LPS Admin Bylaw

DATE OF MEETING: May 25, 2022
TO: Islands Trust Executive Committee
FROM: Heather Kauer, Regional Planning Manager
SUBJECT: Hornby Island Local Trust Committee – Bylaw No. 168

RECOMMENDATION

1. **THAT the Islands Trust Executive Committee approve Hornby Island Local Trust Committee Bylaw No. 168, cited as "Hornby Island Local Trust Committee Siting and Use Permit Bylaw No. 168, 2021" in accordance with Section 27 of the *Islands Trust Act*.**

DIRECTORS COMMENTS

Hornby Island Local Trust Committee has referred Bylaw No. 168 to the Executive Committee for approval under Section 27 of the *Islands Trust Act*. Staff recommends that the Executive Committee approve the bylaw as it is not contrary to or at variance to the Islands Trust Policy Statement.

IMPLICATIONS OF RECOMMENDATION

Organizational - None.

Financial - None.

Policy - None.

Implementation/Communications

Communication to **Hornby Island Local Trust Committee** regarding the Executive Committee decision by **June 10, 2022**.

PURPOSE

Hornby Island Local Trust Committee Bylaw No. 168, cited as "Hornby Island Local Trust Committee Siting and Use Permit Bylaw No. 168, 2021". (Attachment 4) is intended to increase the quality of application submittals received with Siting and Use Permit applications thereby reducing the amount of time staff spend reviewing these types of permits.

BACKGROUND

Hornby Island Local Trust Committee Bylaw No. 168

Bylaw No. 168 was given first, second and third readings on May 6th, 2022. (Attachment 4)

Issues Relating To Provincial Interest - None.

Issues Relating To First Nation Interest- None.

Issues Relating To Resources and Enforcement

Staff have found that SUP application submittals are typically of such low quality that planners spend more time requesting information from the applicant than is reasonably necessary or covered by the application fee. This bylaw amendment is anticipated to reduce the amount of time staff spend trying to obtain good quality application information and therefore the amount of time spent processing these particular types of permits.

Public Comments - None.

RELEVANT POLICY

Trust Council Policy 5.6.1 Application Processing Services Policy.

ALTERNATIVE

1. Determine that the bylaw is contrary to the Islands Trust Policy Statement:

THAT the Executive Committee request that staff advise Hornby Island Local Trust Committee in writing that the Executive Committee considers that Bylaw No. 168, cited as "Hornby Island Local Trust Committee Siting and Use Permit Bylaw No. 168, 2021", is contrary to or at variance with the Islands Trust Policy Statement for [INSERT REASONS], and advise the Hornby Island Local Trust Committee on steps needed to address the specified issues.

Submitted By:	Heather Kauer, RPP, MCIP, AICP Regional Planning Manager, Northern Office	May 16, 2022
Concurrence:	David Marlor, RPP, MCIP Director, Local Planning Services	May 20, 2022

ATTACHMENTS

1. EC Submission Cover
2. Bylaw Submission Checklist
3. EC Policy Checklist
4. HO-Bylaw No. 168



Local Trust Committee Bylaws
Submission for Executive committee Approval

Local Trust Committee: Gabriola Island Local Trust Committee

Bylaw No.: GB-308

Bylaw Type: Housing Agreement Procedure Bylaw

Date of resolution referring bylaw to Executive Committee: 12-May-2022

- ☒ Bylaw Submission Checklist attached
- ☐ Policy Statement Checklist attached*
* not required for administrative bylaws
- ☒ Summary of Bylaw Intent Attached

Received by Islands Trust Secretary:

Signature: _____
Secretary

Date: _____

Deadline for Executive Committee decision (one month after receipt by
Secretary as determined pursuant to the Interpretation Act*): _____

Date bylaw will appear on Executive Committee agenda: _____

- *a month means "a period calculated from a day in one month to a day numerically corresponding to that day in the following month, less one day"*
- *In the calculation of time expressed as clear days, weeks, months or years, or as "at least" or "not less than" a number of days, weeks, months, or years, the first and last*

Distribution: Executive Committee

Director, LPS

Local Trust Committee

Planner

Planning Clerk

Executive Committee

Policy Checklist

Checklist Key:

Consistent	The bylaw is consistent with the Islands Trust Policy Manual Chapter 2, Section 4, Subsection iv
Contrary	The bylaw is inconsistent (contrary or at variance) with the Islands Trust Policy Manual Chapter 2, Section 4, Subsection iv
Not-Applicable	The policy is not applicable with the Islands Trust Policy Manual Chapter 2, Section 4, Subsection iv .

Executive Committee Legislative Role Policy (2.4)

Consistent	i	Bylaw is consistent with the object of the Trust
Consistent	ii	Bylaw is not contrary to or at variance to the Islands Trust Policy Statement
Consistent	iii	Bylaw does not expose the Islands Trust to unreasonable expense in the administration or enforcement of the bylaw
Consistent	iv	Bylaw is not enacted without legal authority, including inconsistency with the relevant OCP (based on legal advice)

Checklist Key:

Requires Resources	Staff resources required to assist with administration.
No Resources Required	No staff resources required.

The Bylaw has been Examined Against Best Management Practices for Delivery of Local Planning Services as found in Section 5.9 of the Islands Trust Policy Manual

No Resources Required	B.5	Bylaw is consistent with the object of the Trust
No Resources Required	B10	Bylaw is not contrary to or at variance to the Islands Trust Policy Statement

Comments

Completed By: Becky McErlean

Status

Date Resolution Referred to Exective Committee: 12-May-2022

Reading: 12-May-2022

Third Reading

Trust Area: Gabriola Island Local Trust Committee
Type: Housing Agreement Procedure Bylaw
Bylaw No.: GB-308
Application No.: GB-RZ-2020.1
Trust Initiated: Yes

Proofread By:

Clerk: Yes
Planner: Yes

Technical Staff: No

First Reading Date: 26-Nov-2020

Bylaw Sent to Referrals: Yes
Date Proposed Bylaw to Web:

Resolutions:

Resolution Waiving Public Hearing: No
Resolution Authorizing Public Hearing: No
Resolution to Proceed no Further Date:

Secretary Signature Block:

Secretary's Signature: McErlean, Becky

Date: 12-May-2022

File complete and ready for Public review: No

Public Hearings:

Location:
Proofread By:

Legal Paper:
First Publish Date:

Second Publish Date:

Alternate Paper:
First Publish Date:

Second Publish Date:

Mailout Date:

Delivery Notices:
Date Public Hearing Held:

Second Reading Date: 12-May-2022

Third Reading Date: 12-May-2022

PROPOSED

HORNBY ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 168

A BYLAW TO REQUIRE AND DEFINE PROCEDURES FOR APPLICATION FOR SITING AND USE PERMITS IN COMPLIANCE WITH HORNBY ISLAND OFFICIAL COMMUNITY PLAN NO. 149, 2014 AND HORNBY ISLAND LAND USE BYLAW NO. 150, 2014.

WHEREAS the Denman Island Local Trust Area is not subject to a requirement established under Division 1 of Part 9 of the *Local Government Act* that building permits be obtained for construction;

AND WHEREAS the Denman Island Local Trust Area is subject to Land Use Bylaw No. 186, 2008 that regulates use, density of use, siting, size and dimensions of uses, buildings and structures permitted on the land;

NOW THEREFORE the Denman Island Trust Committee being the Trust Committee having jurisdiction in respect of the Denman Island Local Trust Area in the Province of British Columbia pursuant to the *Islands Trust Act*, R.S.B.C. 1996, enacts as follows:

1. Title

This bylaw may be cited for all purposes as "Hornby Island Trust Committee Siting and Use Permit Bylaw No. 168, 2021".

2. Bylaw Repeal

Bylaw No. 52 cited as "Hornby Island Siting and Use Permit Bylaw No. 52, 1990" and all of its amendments are repealed.

3. Requirement

Owners of land within the Hornby Island Local Trust Area are required to obtain a siting and use permit for the construction of a freestanding building or structure with a gross floor area of ten square metres or more or any addition to an existing building or structure in accordance with this bylaw before beginning construction on the land.

4. Application

This bylaw shall apply to Hornby Island, Toby Island, Flora Islet, Norris Rocks, and unnamed islets and the surface of water within 1,000 metres of the natural boundary of the sea on Hornby and Toby Islands and Flora Islet except where the boundary would impinge on another jurisdiction, in which case, the jurisdiction of this bylaw extends to the mid-channel between the Islands.

5. Interpretation

In this bylaw definitions contained in Section 1.1 of the Land Use Bylaw apply, with the addition of the following:

"Approval" means approval in writing from the person specified in Section 6 as authorized to issue permits.

PROPOSED

"Construction" means new construction of a building or structure and includes addition to an existing building or structure, but does not include the repair of an existing building or structure.

6. Administration

- 6.1 This Bylaw shall be administered by the Secretary of the Islands Trust or a designate specified by the Secretary.
- 6.2 No owner, lessee, tenant, occupant or agent for the owner shall do any act, or suffer or permit any act or thing to be done in contravention of this bylaw.
- 6.3 Any person who violates any of the provisions of this bylaw shall, upon summary conviction thereof, be liable to a penalty of not more than \$1000.00.

7. Application Procedures

- 7.1 An application for a siting and use permit shall be made by the owner of the land involved or by a person authorized by the owner.
- 7.2 An application for a permit shall include a site plan prepared by a British Columbia land surveyor and be submitted to the Islands Trust office in the appropriate form established by the Islands Trust, as may be varied from time to time.
- 7.3 The requirement for a site plan prepared by a British Columbia land surveyor under section 7.2 is waived where the proposed location of the building or structure is more than one metre beyond all minimum setbacks where the Denman Island Local Trust Committee land use regulations establish siting requirements related to setbacks.
- 7.4 A permit may be issued only if the construction and use of land and structures to which it relates complies with the applicable land use bylaw.

8. Severability

If any provision of this bylaw is for any reason held to be invalid by the decision of any Court of competent jurisdiction, the invalid provision shall be severed and the remaining sections and procedures remain valid.

READ A FIRST TIME THIS	6 TH	DAY OF	MAY	, 2022
READ A SECOND TIME THIS	6 TH	DAY OF	MAY	, 2022
READ A THIRD TIME THIS	6 TH	DAY OF	MAY	, 2022
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS				
	____ ^{XX}	DAY OF	_____	, 20XX
ADOPTED THIS	____ ^{XX}	DAY OF	_____	, 20XX

SECRETARY

CHAIRPERSON



Islands Trust

REQUEST FOR DECISION

LOCAL TRUST COMMITTEE BYLAW SUBMISSION

File No.: HO-BL-169
3900-03:LPS Admin Bylaw

DATE OF MEETING: May 25, 2022
TO: Islands Trust Executive Committee
FROM: Heather Kauer, Regional Planning Manager
SUBJECT: Hornby Island Local Trust Committee – Bylaw No. 169

RECOMMENDATION

1. THAT the Islands Trust Executive Committee approve Hornby Island Local Trust Committee Bylaw No. 169, cited as "Hornby Island Local Trust Committee Fees Bylaw, 2022", in accordance with Section 27 of the *Islands Trust Act*.

DIRECTORS COMMENTS

Hornby Island Local Trust Committee has referred Bylaw No. 169 to the Executive Committee for approval under Section 27 of the *Islands Trust Act*. Staff recommends that the Executive Committee approve the bylaw as it is not contrary to or at variance to the Islands Trust Policy Statement.

IMPLICATIONS OF RECOMMENDATION

Organizational – none.

Financial

Increases in fees should provide more revenue to cover the cost of processing related permits.

Policy – none.

Implementation/Communications

Communication to **Hornby Island Local Trust Committee** regarding the Executive Committee decision by **May 26, 2022**.

Other – none.

PURPOSE

Hornby Island Local Trust Committee Bylaw No. 169, cited as "Hornby Island Local Trust Committee Fees Bylaw, 2022" (Attachment 4) is intended to consider adopting a bylaw that updates permitting fees, specifically:

- An expanded Interpretation section.

- Fee increases for the various applications.
- Fees for applications received though work or activity is already undertaken or in operation.
- Clarification of collection of fees and refunds.
- A new section to address Extraordinary Service Costs (ESC)
- A new section to address Annual Fee Increases.

BACKGROUND

Hornby Island Local Trust Committee Bylaw No. 169

Bylaw No. 169 was given three readings on May 6, 2022. (Attachment 4).

Issues Relating To Provincial Interest

None.

Issues Relating To First Nation Interest

None.

Issues Relating To Resources and Enforcement

Increased cost recovery.

Public Comments

None.

Staff Comments

None.

RELEVANT POLICY

- Section 27 of the *Islands Trust Act*
- Trust Council Policy “5.6.1 Application Processing Services”.

ALTERNATIVE

1. Determine that the bylaw is contrary to the Islands Trust Policy Statement:

THAT the Executive Committee request that staff advise Hornby Island Local Trust Committee in writing that the Executive Committee considers that Bylaw No. 169, cited as cited as "Hornby Island Local Trust Committee Fees Bylaw, 2022", is contrary to or at variance with the Islands Trust Policy Statement for [INSERT REASONS], and advise the Hornby Island Local Trust Committee on steps needed to address the specified issues.

Submitted By:	Heather Kauer, MPA, RPP, MCIP, AICP Regional Planning Manager	May 16, 2022
Concurrence:	David Marlor, RPP, MCIP Director, Local Planning Services	May 20, 2022

ATTACHMENTS

1. EC Submission Cover
2. Bylaw Submission Checklist
3. EC Policy Checklist
4. Bylaw No. 169



Local Trust Committee Bylaws
Submission for Executive committee Approval

Local Trust Committee: Hornby Island Local Trust Committee

Bylaw No.: HO-169

Bylaw Type: Fees Bylaw

Date of resolution referring bylaw to Executive Committee: 06-May-2022

- ☒ Bylaw Submission Checklist attached
- ☐ Policy Statement Checklist attached*
* not required for administrative bylaws
- ☒ Summary of Bylaw Intent Attached

Received by Islands Trust Secretary:

Signature: _____
Secretary

Date: _____

Deadline for Executive Committee decision (one month after receipt by Secretary as determined pursuant to the Interpretation Act*): _____

Date bylaw will appear on Executive Committee agenda: _____

- *a month means "a period calculated from a day in one month to a day numerically corresponding to that day in the following month, less one day"*
- *In the calculation of time expressed as clear days, weeks, months or years, or as "at least" or "not less than" a number of days, weeks, months, or years, the first and last*

Distribution: Executive Committee

Director, LPS

Local Trust Committee

Planner

Planning Clerk

Executive Committee

Policy Checklist

Checklist Key:

Consistent	The bylaw is consistent with the Islands Trust Policy Manual Chapter 2, Section 4, Subsection iv
Contrary	The bylaw is inconsistent (contrary or at variance) with the Islands Trust Policy Manual Chapter 2, Section 4, Subsection iv
Not-Applicable	The policy is not applicable with the Islands Trust Policy Manual Chapter 2, Section 4, Subsection iv .

Executive Committee Legislative Role Policy (2.4)

Consistent	i	Bylaw is consistent with the object of the Trust
Consistent	ii	Bylaw is not contrary to or at variance to the Islands Trust Policy Statement
Consistent	iii	Bylaw does not expose the Islands Trust to unreasonable expense in the administration or enforcement of the bylaw
Consistent	iv	Bylaw is not enacted without legal authority, including inconsistency with the relevant OCP (based on legal advice)

Checklist Key:

Requires Resources	Staff resources required to assist with administration.
No Resources Required	No staff resources required.

The Bylaw has been Examined Against Best Management Practices for Delivery of Local Planning Services as found in Section 5.9 of the Islands Trust Policy Manual

No Resources Required	B.5	Bylaw is consistent with the object of the Trust
No Resources Required	B10	Bylaw is not contrary to or at variance to the Islands Trust Policy Statement

Comments

Completed By: Becky McErlean

Status

Date Resolution Referred to Exective Committee: 06-May-2022

Reading: 06-May-2022

Third Reading

Trust Area: Hornby Island Local Trust Committee
Type: Fees Bylaw
Bylaw No.: HO-169
Application No.:
Trust Initiated: Yes

Proofread By:

Clerk: Yes
Planner: Yes

Technical Staff: No

First Reading Date: 06-May-2022

Bylaw Sent to Referrals: No
Date Proposed Bylaw to Web:

Resolutions:

Resolution Waiving Public Hearing: No
Resolution Authorizing Public Hearing: No
Resolution to Proceed no Further Date:

Secretary Signature Block:

Secretary's Signature: McErlean, Becky

Date: 16-May-2022

File complete and ready for Public review: No

Public Hearings:

Location:
Proofread By:

Legal Paper:
First Publish Date:

Second Publish Date:

Alternate Paper:
First Publish Date:

Second Publish Date:

Mailout Date:

Delivery Notices:
Date Public Hearing Held:

Second Reading Date: 06-May-2022

Third Reading Date: 06-May-2022

PROPOSED

HORNBY ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 169

A bylaw to prescribe fees for amending bylaws, issuing permits, examining applications for subdivision, and examining other referrals and applications.

WHEREAS Section 462 of the *Local Government Act* provides that a local government may, by bylaw, impose fees related to applications and inspections; Section 41 of the *Liquor Control and Licensing Act* and Section 35 of the *Cannabis Control and Licensing Act* provides that a local government may, by bylaw, impose fees for referral of a license under that Act;

NOW THEREFORE the Hornby Island Local Trust Committee being the Local Trust Committee having jurisdiction in respect of the Hornby Island Local Trust area), in the Province of British Columbia pursuant to the *Islands Trust Act*, enacts as follows:

Citation

1.1 This bylaw may be cited as the "Hornby Island Local Trust Committee Fees Bylaw, 2022".

Interpretation

2.1 In this bylaw:

"Applicant" means:

- 2.1.1 the person authorized under the Hornby Island Local Trust Committee Development Procedures Bylaw No. 74, 1992 to make an application in respect of a bylaw or permit under the Islands Trust Act or Part 14 or Part 15 of the Local Government Act;
- 2.1.2 an applicant for a license under the Liquor Control and Licensing Act in respect of which the Local Trust Committee is requested or required to provide comments or recommendations;
- 2.1.3 an applicant for a license under the Cannabis Control and Licensing Act in respect of which the Local Trust Committee is requested or required to provide comments or recommendations;
- 2.1.4 an applicant for subdivision review under the *Land Title Act* or the *Strata Property Act*;
- 2.1.5 an applicant for the conversion of a previously occupied building to strata lots under the *Strata Property Act*;
- 2.1.6 an applicant for a soil deposit permit or soil removal permit issued pursuant to a bylaw enacted under Part 14 of the *Local Government Act*; or
- 2.1.7 an applicant to a board of variance established under Part 14 of the *Local Government Act*.

PROPOSED

“Application Processing Fee” means the initial amount payable to the Islands Trust in respect of any application under this bylaw.

“Community Benefit” refers to an application that results in provision of an amenity that is of value to the community, and identified in the Official Community Plan as a community amenity

“General Service Cost” includes average hourly cost of each staff position involved in processing the applications multiplied by the average number of hours taken to complete processing of that type of application, and includes administrative overhead costs..

“Estimated Direct Costs” for bylaw amendments listed in Table 1 means the Islands Trust’s estimate of its actual average cost of disbursements associated with the processing of an application, including:

1. newspaper advertising for one community meeting,
2. notifications, postal and delivery costs of statutory notifications for one public hearing,
3. rental of premises for one community meeting meetings and/or one public hearing,
4. contract minute-taker costs recording or preparation of minutes of one community meeting and/or one public hearing and,
5. staff travel expenses for one site visit, one community meeting and one public hearing.

“Estimated Direct Costs” for temporary use permits listed in Table 2 means the Islands Trust’s estimate of its actual average cost of disbursements associated with the processing of an application, including

1. one newspaper advertisement, notifications, postal and delivery costs of statutory notifications for one community meeting,
2. rental of premises for one community meeting,
3. contract minute-taker costs recording or preparation of minutes of one community meeting, and
4. staff travel expenses for one site visit, one community meeting.

“Islands Trust” means the Director of Local Planning Services or their authorized representative.

Application Fees

- 3.1 Prior to the processing of an application listed in Column 1 of Table 1, Table 2, Table 3 or Table 4, the applicant must deliver to Islands Trust the corresponding application processing fee in the amount shown in Column 2 subject to section 4. The application fee includes general service costs and estimated direct costs.

TABLE 1 – Bylaw Amendments (OCP and Zoning Bylaw	
Column 1: Type of Application	Column 2: Fee
Major (e.g. change to density or OCP)	\$7,800
Minor (e.g. regulation change without changing density or OCP amendment)	\$4,600

PROPOSED

TABLE 2 – Permits		
Column 1: Development Permit in Respect of:		Column 2: Fee
1.	Protection of Natural Environment, Ecosystems and Biological Diversity	\$1,000
2.	Protection of Development from Hazardous Conditions (Development Area DP6)	\$1,000
9.	Protection of Farming	\$1,000
10.	Objectives for Form and Character	\$1,700
3.	Objectives to Promote Energy Conservation	\$1,000
4.	Objectives to Promote Water Conservation	\$1,000
5.	Objectives to Promote the Reduction of Greenhouse Gas Emissions	\$1,000
11.	Development Permit Amendment	\$1,000
Type of Development Variance Permit		
12.	Development variance permit (commercial, industrial or institutional development)	\$1900
13.	Development variance permit (residential development)	\$1900
Type of Temporary Use Permit		
14.	Temporary Use Permit (residential/commercial/industrial)	\$2150
15.	Temporary Use Permit Renewal	\$700
Other Permits		
16.	Siting and Use Permit	\$250
17.	Heritage Alteration Permit	\$1,700
Combination Applications		
18.	Development Permit in respect of a protection area or water and energy conservation in combination with a companion application for a Development Variance Permit	\$2,500
19.	Development Permit in respect of form and character in combination with a companion application for a Development Variance Permit	\$3,000

PROPOSED

TABLE 3 – Subdivision Referrals	
Column 1	Column 2: Fee
1. Application for Subdivision Review – base fee	\$1,100
2. Application for Subdivision Review – per additional lot created	\$110
3. Application for Subdivision Review – parcel line adjustments only, creating no additional parcels	\$500

TABLE 4 – Other Applications	
Column 1: Type of Application	Column 2: Fee
1. Board of Variance	\$2,200
2. Land Use Contract amendment	\$2,000
3. Liquor & Cannabis Regulation Branch – Retail License Application and Process and referrals requiring local government consultation	\$1,500
4. Liquor & Cannabis Regulation Branch – Temporary License Change	\$500
5. Strata Conversions	\$1,500

4. Fee for After-the-Fact Application

- 4.1 An application for a permit or bylaw amendment to authorize work or an activity already undertaken, or in operation as of the date the application is made, the rate in 3.1 will be subject to a 20% surcharge.

5. Collection and Refund of Application Processing Fee Amounts

- 5.1 The total application processing fee must be received before the processing of the application can begin.
- 5.2 An applicant may withdraw their application at any time through written notice to the Planning Assistant and/or the Planner responsible for processing the application.
- 5.3 If an applicant withdraws an application before staff undertakes any planning work on the application, the Islands Trust must refund to the applicant the Application Fee, less \$100.
- 5.4 For an application in Table 1, or a Temporary Use Permit in Table 2, the applicant will be eligible for: 75% refund if the application is withdrawn once the file has been assigned by the regional planning manager to the planner; 50% refund if the first staff report has been submitted to the LTC; 25% refund once public notice of a public hearing or permit has been sent out, no refund will be provided after a Public Hearing or after consideration of the Permit by the local trust committee.
- 5.5 For applications in Table 2 (except for Temporary use Permit applications), Table 3 and Table 4, the applicant will be eligible for: 75% refund if the application is withdrawn once the file has been assigned to the planner; no refund will be provided if the first staff report has been submitted to the LTC, Board of Variance, or formal referral response submitted to the relevant agency.

PROPOSED

6. Extraordinary Service Costs (ESC)

- 6.1 Extraordinary Services Costs will be paid by the Applicant through a cost recovery agreement, entered into with Islands Trust, in addition to the application processing fee.
- 6.2 Where legal work is required for the preparation of covenants, registration of covenant at Land Title Offices, registration of notice of a permit or housing agreement at the Land Title Office or for other purposes related to the application, staff will provide the Applicant with an estimate of the costs. The Applicant will pay a deposit of 150% of this estimate.
- 6.3 Where site visits involving First Nations are required for the processing of an application, staff will provide the Applicant with an estimate of the costs. The Applicant will pay a deposit of 150% of this estimate.
- 6.4 Where there may be need for additional community information meeting or public hearing not covered by the application processing fee, staff will provide the Applicant with an estimate of costs. The Applicant will pay a deposit of 150% of this estimate.
- 6.5 Where other additional costs beyond the general service costs and estimated direct costs not specified above are required for processing of an application, staff will provide the Applicant with an estimate of the costs. The Applicant will pay a deposit of 150% of this estimate.
- 6.6 If the amount paid by Islands Trust in respect of Extraordinary Service Costs is less than the deposit provided to the Islands Trust, the Islands Trust shall provide the Applicant with the amount and the applicant shall pay the amount upon receipt. The local trust committee may withhold the consideration of issuance of any permit or hold the consideration of adoption of any bylaw in abeyance until the amount has been paid.
- 6.7 Islands Trust must refund the unused portion of any Extraordinary Service Costs deposit to the applicant if it is unused for any reason.

7. Annual Fee Increases

- 7.1 Fees in section 3.1 increase by 2% on April 1st of each year following the date of adoption of the bylaw.
- 7.2 The Hornby Island Local Trust Committee will maintain a record of annual 2% increases and make that record available for public inspection.

PROPOSED

8. Application Fee Sponsorship

- 8.1 Pursuant to Islands Trust Policy 4.1.13, Guidelines for Executive Committee Sponsored or Local Trust Committee Initiated Development Applications, an applicant may apply to the Executive Committee of Islands Trust for development application fee sponsorship.

9. Severability

- 9.1 In the event a portion of this bylaw is set aside by a court of competent jurisdiction, the invalid portion shall be severed and the remainder of the bylaw remains in force and in effect.

10. Repeal

- 10.1 "Hornby Island Local Trust Committee Fees Bylaw No. 132, 2007" is repealed upon adoption of this bylaw.
- 10.2 Any application for which a fee has been fully paid at the time this bylaw comes into force shall be processed to completion in accordance with the fee provisions of the repealed bylaw.

READ A FIRST TIME THIS 6TH DAY OF MAY, 2022

READ A SECOND TIME THIS 6TH DAY OF MAY, 2022

READ A THIRD TIME THIS 6TH DAY OF MAY, 2022

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS

_____ DAY OF _____, 202X

ADOPTED THIS _____ DAY OF _____, 202X

CHAIR

SECRETARY

Trust Council Quarterly Meeting DRAFT Schedule
June 21-23, 2022

Tuesday, June 21	Wednesday, June 22	Thursday, June 23
10:00 Executive Committee Meeting	9:00 Trust Area Services Consent Agenda Items Director's Report TPC Work Program Conservancy Report	9:00 Closed Meeting
12:00 Lunch	Decision/Discussion Items Islands 2050 Engagement Report Community Stewardship Awards Conservancy (placeholder)	10:00 Rise and Report
1:00 Land Acknowledgement Call to Order and Approval of Agenda General Business Arising RWMs Adoption of Minutes FUAL 1:15 Trustee Round Table (topic focus?)	11:00 Break	10:15 Break
2:30 Break	11:15 Administrative Services Consent Agenda Items Director's Report FPC Work Program Decision/Discussion Items Audited Financial Statements	10:30 Trustee/Summary Updates BC Ferries Advisory Committee Chairs First Nations GINPR Advisory Committee SSIWPA Atl'ka7tsem/Howe Sound Forum Southern Gulf Islands Forum Baynes Sound Forum Freighter Anchorages Update
2:45 Executive Consent Agenda Item(s) EC Work Program Decision/Discussion Items CAO's Report Strata Plan Quarterly Update Elections Bylaw Approvals - RFD 3:45 Governance and Management Review Report	12:00 Lunch	Priorities Chart September Trust Council Draft Schedule Disposition of Delegations Correspondence
5:00 Dinner Break	1:00 National Marine Conservation/BC Parks - presentation placeholder	12:00 Adjournment (approx.)
7:00 Delegations/Public Comment	2:00 Local Planning Services Consent Agenda Items Director's Report RPC Work Program Decision/Discussion Items Amendments to Policy 5.9.1 Best Management Practices - RFD	
9:00 Adjourn for the Day	3:00 Break	
	3:15 New Business not confirmed at the time of this draft, possible trustee RFD's pending	
	5:00 Adjourn for the Day	





REQUEST FOR DECISION

To: Executive Committee **For the Meeting of:** May 25, 2022
From: Executive Coordinator **Date Prepared:** May 20, 2022
SUBJECT: Reschedule Executive Committee's July 6th business meeting

RECOMMENDATION:

That Executive Committee reschedule its July 6, 2022, regular business meeting to July 7, 2022.

CHIEF ADMINISTRATIVE OFFICER COMMENTS:

In order for Executive Committee members to attend the half-day in-person Southern Gulf Islands Forum in Sidney on July 6th, rescheduling its regular business meeting to July 7th is necessary.

1 PURPOSE:

To inform Executive Committee of an alternate date for its scheduled July 6th business meeting.

2 BACKGROUND:

Hosted by Member of the Legislative Assembly (MLA) Olsen's office, the Southern Gulf Islands (SGI) Forum and the Anchorages Working Group, a half-day in-person forum is scheduled to be held Wednesday July 6, 9:00 - 12:00, at the Mary Winspear Centre in Sidney to bring all interested parties together to advocate with one voice on behalf of the interests currently being ignored by the federal government and industry.", as MLA Olsen is quoted in his column "[Southern Gulf Islands Forum Addresses Salish Sea Anchorages Issue](#)"

3 IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL:

There are no calendar conflicts, with the exception of the Salt Spring Island Local Trust Committee (LTC) special electronic meeting scheduled July 7th from 4 p.m. to 6 p.m. Chair Luckham and Trustee Patrick will be attending this LTC meeting. The SGI Forum meeting is scheduled to be held in the morning allowing for time to return to Salt Spring, as required.

FINANCIAL:

Members would expense, as required, travel/meals to attend the in-person meeting.

POLICY:

N/A

IMPLEMENTATION/COMMUNICATIONS:

Rescheduling of the EC meeting would require updating calendars, schedules posted to Islands Trust offices and the website.

FIRST NATIONS:

N/A

OTHER:

N/A

4 RELEVANT POLICY(S):

[Trust Council Meeting Procedures Bylaw No. 101 \(11.5 \(c\)\)](#)

5 ATTACHMENT(S):

None

RESPONSE OPTIONS

Recommendation:

That Executive Committee reschedule its July 6, 2022, regular business meeting to July 7, 2022.

Alternative:

As directed by Executive Committee.

Prepared By: Executive Coordinator

Reviewed By/Date: CAO, May 20, 2022

From: John Roe <[REDACTED]>
Sent: Sunday, February 20, 2022 8:29 PM
To: Peter Grove
Cc: Peter Luckham; Laura Patrick; CRD DirectorSSI; Adam Olsen.MLA; SSIInfo
Subject: Fulford Cleanup and More Destruction

Good Evening

Was down there today and the barge/dock is still there and further breaking up, the below shows the work that the community has done since 2016, a lot of time and money by a lot of people.

[REDACTED]

FYI we will have our barge in Burgoyne Bay at the end of the month removing considerable more debris, this has been donated to the community paid for privately, Burgoyne Bay will require a couple more years as we have identified 8 more vessels and a considerable amount of garbage leftover from inconsiderate liveaboards.

Regards
Jhon R Roe

On Sat, Feb 5, 2022 at 3:35 PM Peter Grove <pgrove@islandstrust.bc.ca> wrote:

Thank you. I am copying Adam Olsen and Trust staff for the record

Peter

Peter Grove
Tel: 250-537-1117
Cell:604-341-6710

Sent from my iPhone

On Feb 5, 2022, at 10:39 AM, John Roe <[REDACTED]> wrote:

Good Morning

Update on debris, every agency has been notified, 5 high tides and 2 King Tides have come and gone. [REDACTED] has had a number of people ask him to collect.

We as a community do this, some like myself are volunteers, why does no agency take responsibility?

Regards

John R Roe

PS: This is the norm for [REDACTED], we have been picking up after him for years
These were taken yesterday, it is breaking up and spreading styrofoam and garbage everywhere.

John R Roe

- Office 250 383 2086
- [REDACTED]
- [The Dead Boat Disposal Society](#)
- <https://www.abandoneddreams.ca/>
- <https://www.facebook.com/volws>

- Dead Boat Disposal Society and Salish Sea Industrial join Songhees Nation in the Salish Sea Indigenous Marine Stewardship Project to remove 100 abandoned vessels from waters off our Salish Sea.

\$2-million from the province of BC's Clean Coast Clean Waters Initiative supports this nine-month project.

Songhees Nation invites all south Island Nations to participate with them to build workforce capacity as stewards of the Salish Sea. Reigniting historic ties among Indigenous communities to promote and strengthen skills development in the marine industry and marine conservation is the underlying goal.

<https://bccleancoast.ca/derelect-vessel-removal>

On Tue, Jan 11, 2022 at 12:20 PM John Roe <[REDACTED]> wrote:

Greetings and Best of the New Year
Was hoping this would be a positive greeting but someone always has to ruin the party, Fulford Cleanup has been going on since 1998 see PINNED POST
<https://www.facebook.com/DBDSBC> .

Then I got an email this morning with more crap on our beaches, appears it broke loose from [REDACTED] Barge parked with no lease in Fulford, [REDACTED] told the locals he would clean it up that's 13 days ago.

I respect on business, but they seem to live and park their crap with no responsibility, all over the islands trust area, things break loose and it is O well nobody saw, just look in Ganges Harbour.


Our next big day is mid-Januray, In Burgoyne 9 major cleanups since again

1998. Ganges Harbour and Long are next on our list, we can't continue doing this without someone taking responsibility. I really don't have enough energy or life span to come back again. Islands Trust is perfectly in their rights to govern the surrounding waters.

With All respect

John R Roe

John R Roe

- Office 250 383 2086
- 
- [*The Dead Boat Disposal Society*](#)
- [*www.salishsea.ca*](http://www.salishsea.ca)
- [*Veins of Life Watershed Society*](#)
- *Over 25 years of cleanup and restoration in the fresh water and marine ecosystems, the only value I have learned is to stop the pollution/debris before it enters the environment. source control, source control, source control, before restoration or reclamation. Amen*
-

From: GagoDaFonseca, Natasha <Natasha_GagoDaFonseca@transmountain.com>
Sent: Wednesday, May 11, 2022 12:54 PM
Cc: Snider, Stephanie <Stephanie_Snider@transmountain.com>; Bathurst, Sheran <Sheran_Bathurst@transmountain.com>
Subject: Save the Date! - Trans Mountain

Greetings!

The Trans Mountain Expansion Project (TMEP) has reached [50% completion](#) and is expected to reach mechanical completion in Q3 2023. Part of the scope of TMEP includes meeting conditions and commitments related to marine shipping aspects of our business. These include topics and condition filings that we will submit to the [Canada Energy Regulator \(CER\)](#) and the BC Environmental Assessment Office (BCEAO).

Recently the [BCEAO issued amendments to conditions under the TMEP BC Environment Assessment Certificate](#) which grows the scope of marine conditions to include, a human health risk report for a worst case marine oil spill in English Bay and an existing shoreline condition report along the shipping route in the Salish Sea.

Trans Mountain invites you to engage on these marine topics- we will share information through workshops, email, our website and other engagement opportunities over the next year and a half.

SAVE THE DATE!

Workshops are being planned to introduce these marine topics in greater detail and provide opportunities for discussion. Trans Mountain is looking for input to understand your community / organization's interests and concerns as they relate to our work in these areas. We have scheduled two half day workshops for the mornings of May 31 and June 2 that will be in a virtual format to enable broader participation from communities on BC's South Coast along the marine shipping route. We encourage attendance from emergency managers, first responders, community health, public works and any other representatives deemed appropriate. Invitations and registration information to the workshop will be issued soon by Naut'sa mawt Resources Group who have been contracted to facilitate these workshops.

Please contact us if you have any questions or would like more information about the reason for our engagement.

Please also advise if you do not want to be included in future engagement on the above topics.

Contact Information:

- **Vancouver Island / Gulf Islands please contact Sheran Bathurst**
(sheran_bathurst@transmountain.com)
- **Port of Vancouver / Howe Sound / Sunshine Coast please contact Stephanie Snider**
(stephanie_snider@transmountain.com)

More information about the Trans Mountain Expansion Project is available at www.transmountain.com.

Natasha Gago Da Fonseca

Stakeholder Engagement Specialist
(Contractor/Consultant)

Pronouns: she/her

Trans Mountain Expansion Project

Toll Free: 1.866.514.6700 | E: info@transmountain.com | W: transmountain.com

Follow: @TransMtn



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- Skip to footer

British Columbia News

B.C. launches new program to accelerate local climate action

<https://news.gov.bc.ca/26812>

Monday, May 16, 2022 10:45 AM

NEW RELEASES
North Vancouver - Stronger collaboration, planning and action to reduce climate pollution and build protection for local communities will result from the new CleanBC Local Government Climate Action Program.

The program will provide predictable, stable funding for municipalities, regional districts and Modern Treaty Nations to accelerate local climate projects and build a better future for people in their communities.

“We’re working with local leaders to address the climate crisis and create new opportunities for people in the clean economy with more funding support,” said George Heyman, Minister of Environment and Climate Change Strategy. “Local communities have been leaders in the fight against climate change, and this new program will accelerate their actions to cut pollution and build more resilient communities for everyone. We’ve listened to local leaders and designed a program that responds to their community priorities with funding they can count on each year.”

Through Budget 2022, the Province provided \$76 million over three years for the Local Government Climate Action Program. Funds will be distributed to eligible governments based on each community’s population and a base amount. Participating governments will be required to show funds have been invested in projects that support the objectives of the CleanBC Roadmap to 2030 or the Climate Preparedness and Adaptation Strategy.

“Our local government partners are facing the impacts of climate change head on,” said Nathan Cullen, Minister of Municipal Affairs. “They are also on the leading edge of climate action, building resilient communities and are preparing for the future. This new program will help communities of all sizes build a cleaner, better future for people across B.C.”

The Local Government Climate Action Program was designed considering input from local governments, the Union of B.C. Municipalities (UBCM), Modern Treaty Nations and the independent Climate Solutions Council.

“Local governments have led the way on climate action and this new provincial program will help municipalities further strengthen their work building cleaner, more resilient communities,” said Laurey-Anne Roodenburg, president of UBCM and councillor for the City of Quesnel. “By working together with the Province, we’ve helped make sure local government priorities are reflected in the design of this new program.”

To be eligible, participating governments are required to sign on to the B.C. Climate Action Charter, complete a number of reporting requirements and demonstrate matching funding or in-kind contributions for local climate initiatives equal to 20% of their provincial allocation.

The CleanBC Roadmap is the Province’s plan to expand and accelerate climate action by building on the province’s natural advantages – abundant and clean electricity, innovative technology and highly skilled workforce. It sets a path for increased collaboration to build a British Columbia that works for everyone.

Learn More:

To learn more about the Local Government Climate Action Program, visit: www.gov.bc.ca/local-government-climate-action-program (<http://www.gov.bc.ca/local-government-climate-action-program>)

To read the CleanBC Roadmap to 2030, visit: www.cleanbc.ca (<http://www.cleanbc.ca>)

A backgrounder follows.

Ministry of Environment and Climate Change Strategy

Media Relations

250 953-3834

Backgrounders

What people are saying about the Local Government Climate Action Program

Linda Buchanan, mayor, City of North Vancouver –

“The effects of climate change are increasingly clear as we experience more extreme weather events. These challenges require all levels of government to redouble their efforts in building a low-carbon and sustainable future. The Local Government Climate Action Program will support communities of all sizes as they invest in green infrastructure that will reduce greenhouse gas emissions, while also improving social and economic outcomes for people. I thank the Province for this investment as it will provide local governments the means to create better communities for generations to come.”

Arjun Singh, councillor, City of Kamloops; member of Climate Solutions Council –

“This new climate program will be an important resource for the City of Kamloops to help implement our climate action plan to move away from fossil fuels toward a cleaner future with better infrastructure and amenities for everyone in our community. I’m pleased to see the Province listened to local governments and my fellow members on the independent Climate Solutions Council in designing the program so communities big and small benefit.”

Toni Boot, mayor, District of Summerland; member of Climate Solutions Council –

“The District of Summerland is very pleased with the new Local Government Climate Action Program and the \$76 million in funding over three years in Budget 2022. Summerland employs a full-time climate-action staff person and annually allocates monies for climate initiatives. In September 2021, we received the Community Energy Association’s Climate and Energy Action Award in the Corporate Operations category. The award recognizes the district’s leadership in moving from planning to implementation in the climate-action space. It’s through our previous collaborations with the Province and this new program that this work is made possible.”

Lisa Helps, Mayor, City of Victoria –

“Local governments are key partners in the Province delivering on the ambitious objectives of CleanBC. This funding will assist local governments to continue to take bold climate action. It will also enable collaboration among local governments like the work we have been doing through the Vancouver Island and Coastal Communities Climate Leadership Plan steering committee, allowing large and small, rural and urban local governments to work together and to work with First Nations. This funding will help advance that work.”

Leonard Krog, mayor, City of Nanaimo –

“The new Local Government Climate Action Program is a welcome addition to help municipalities like Nanaimo build on the climate actions we’ve taken so far to improve our community infrastructure, drive down emissions and create new opportunities for people in the clean economy. The new program will provide a stable source of funding to support future planning and action as we work to meet our emissions targets and prepare for future climate impacts.”

Brian Frenkel, councillor, District of Vanderhoof –

“The Local Government Climate Action Program funding will build capacity in small and rural local governments throughout B.C., to help showcase innovative new technologies, and support community-based climate action leadership. The new fund will provide important funding to secure stronger action and collaboration across governments to help rural communities reduce emissions and respond to their own local climate impacts.”

Lori Ackerman, mayor, Fort St. John –

“If there is a community that understands energy from creation to consumption, it’s ours. Fort St. John is a leader in reducing emissions and responding to climate impacts in our community where a real impact can be achieved. Over the past several years, we have initiated innovative projects that create energy, reduce emissions and leave a lighter footprint. The Local Government Climate Action Program will enable us to continue to invest in projects and showcase real action on the ground, in the community where we live, work and play.”

Linda Worley, chair, Regional District of Kootenay Boundary (RDKB) –

“The RDKB is delighted that the Province is launching its new Local Government Climate Action Program and providing continued financial support for local governments to help reduce emissions and respond to climate impacts. The RDKB is committed to climate action and working with its communities to mitigate, adapt and prepare for climate change. We’ve taken a range of actions, from supporting electric vehicle infrastructure to implementing a region-wide organics-diversion strategy that included rural residents. These projects allowed the RDKB to successfully reduce greenhouse gas emissions by 45% when compared to 2012 emissions.”

Dale Littlejohn, executive director, Community Energy Association –

“Congratulations to the Government of B.C. for what might be the most strategic support for local climate action in more than a decade. Local governments influence about half the emissions in B.C., and this support comes at a critical time, as many communities work to cut those emissions in half this decade. The speed and scale of these reductions and regional nature of many solutions necessitates cross-community collaboration, particularly for capacity-constrained small communities. This program can provide the spark for large-scale and collaborative actions in every corner of the province in partnership with the Province.”

Translations

- Local_Climate_Action_Chinese(traditional).pdf ([https://bcgovnews.azureedge.net/translations/releases/2022ENV0028-000761/Local_Climate_Action_Chinese\(traditional\).pdf](https://bcgovnews.azureedge.net/translations/releases/2022ENV0028-000761/Local_Climate_Action_Chinese(traditional).pdf))
- Local_Climate_Action_Punjabi.pdf (https://bcgovnews.azureedge.net/translations/releases/2022ENV0028-000761/Local_Climate_Action_Punjabi.pdf)

From: ALIX HODSON

Sent: Wednesday, May 18, 2022 11:20 AM

To: Lori Foster <lfoster@islandstrust.bc.ca>; Clare Frater <cfrater@islandstrust.bc.ca>

Cc: Dilani Hippola <dhippola@islandstrust.bc.ca>

Subject: Please place this letter on the Executive Agenda for May 29th(bylaw 308)

Hi Lori and Clare

Please make sure that a copy of this letter is provided for each Executive member and is placed on the Agenda.

Thank you

May 17,2022

Executive Committee,
Islands Trust

I was disappointed to learn that the Executive Committee of the Islands Trust, despite the Trust Policy Statement including reconciliation as a focus in their new Draft, are considering passing bylaw 308 (Paisley Place Housing Project, Gabriola) without fulfilling the Snuneymuxw Housing Committee's request. It appears that Island Trustee, Scott Colbourne, is standing against the accommodation. Since the whole of Gabriola Island is Snuneymuxw territory, it is critical that the native community be included.

Many of us were very concerned when the previous bylaws 306 and 307 were rushed through and the many problems associated with this development simply ignored. It has been noted that GHS housing proposal has not been well thought out and their projected expenses do not include: ongoing installation and maintenance of Water Quality systems and monitoring by Water Protection Branch(Ministry of Health), a cistern tank farm, a sewage treatment plant (type 3 systems will not filter out inorganic contaminants), increased building and material costs, and so on. Even more distressing is that the proposed Paisley Place location is in a water recharge area for 150 wells. Impact on the neighbouring wells from continuous pumping for their proposed potable water system and the flow of wastewater and septic from 24 units (60-70 people) to the surrounding areas has not been determined by a third-party hydrologist and health officer (unbiased and at arms length from the Professional Reliance System).

A huge oversight when common and local knowledge clearly provided enough information to direct the LTC towards a more responsible decision. It was repeatedly explained by residents that if this development were allowed to go ahead it would have significant impact on the local groundwater and the ecosystem.

The problems with multi-density dwellings on the Islands is explained by the CRD SGI Housing Strategy and they have reported that:

*Limits to growth on the islands are related to finite freshwater resources and other servicing challenges...and community resistance to density or development that could be perceived as impacting the carrying capacity of the Islands...solutions should not be geared solely to purpose-built, multifamily housing or other growth orientated solutions requiring large density increases on the islands...**

In addition to Bylaw 306 and 307, 308 shows a consistent disregard and insufficient protection for local island residents and also the Snuneymuxw.

It is critical for the Snuneymuxw requests to be written into the bylaw; as, nobody knows who the parties to this Housing agreement will be in the future. The present Trustees themselves will be changing this year and the membership on any housing board has a high turn over. If not included in bylaw 308 there will be no provisions made for priority placement.

Please, help correct a very environmentally destructive and politically incorrect decision that was made without proper input from the community. Delay approval of bylaw 308 until the Snuneymuxw request for 25% of Housing is in the bylaw and provide more protection for the freshwater on their tribal island.

Respectfully yours,
Alix Hodson-Deggan
Gabriola Island.

From: Graham Brazier

Sent: Wednesday, May 18, 2022 11:18 AM

To: EC <ec@islandstrust.bc.ca>

Cc: Michael Kaile <mkaile@islandstrust.bc.ca>; Laura Busheikin <lbusheikin@islandstrust.bc.ca>; David Critchley <dcritchley@islandstrust.bc.ca>; Scott Colbourne <scolbourne@islandstrust.bc.ca>; Kees Langereis <klangereis@islandstrust.bc.ca>; Tahirih Rockafella <trockafella@islandstrust.bc.ca>; Jane Wolverton <jwolverton@islandstrust.bc.ca>; Kate-Louise Stamford <kstamford@islandstrust.bc.ca>; Alex Allen <aallen@islandstrust.bc.ca>; Grant Scott <gscott@islandstrust.bc.ca>; Peter Johnston <pjohnston@islandstrust.bc.ca>; Timothy Peterson <tpeterson@islandstrust.bc.ca>; Jeanine Dodds <jdodds@islandstrust.bc.ca>; David Maude <dmaude@islandstrust.bc.ca>; Benjamin McConchie <bemconchie@islandstrust.bc.ca>; Deb Morrison <dmorrison@islandstrust.bc.ca>; Peter Grove <pgrrove@islandstrust.bc.ca>; Paul Brent <pbrent@islandstrust.bc.ca>; Lee Middleton <lmiddleton@islandstrust.bc.ca>; Cameron Thorn <cthorn@islandstrust.bc.ca>; Steve Wright <stwright@islandstrust.bc.ca>; Doug Fenton <dfenton@islandstrust.bc.ca>

Subject: Governance Review

joining hands across the waters ...

Gulf Islands Alliance

P.O. Box 795 Ganges, BC V8K 2W3

www.gulfislandsalliance.ca

To: Islands Trust Executive Committee (EC@islandstrust.bc.ca)

From: Gulf Islands Alliance

May 17, 2022

Dear Executive Committee members,

The Gulf Islands Alliance considers the Islands Trust Governance Review Report of February 2022 to be a comprehensive document with profound implications for the future of the Trust and worthy of close examination by a committee of Trust Council dedicated to such a task. Establishment of such a committee would be an appropriate response to the Report's declaration that "Change is needed. Change must happen now."

As this term of office draws to a close, we concur that this is a matter of some urgency and call on the Executive Committee to develop guidelines for an equitable process to select Trustees to serve on such a committee at its next meeting on May 25. We believe that membership in the committee should be limited to a predetermined (preferably small) number and the process for selecting members should consider such factors as equitable gender and geographical representation.

We would further suggest that the committee's first task be to clarify that Section 3 of the Islands Trust Act created a special purpose agency. Disagreement on the issue of whether the Islands Trust is a local government or a special purpose agency seems to cause much of Trust Council's ongoing, unresolved quest for consensus, and it weakens the federative aspect of the Trust that is essential for its progress as a unique governing agency with a specific purpose.

Graham Brazier
on behalf of
Gulf Islands Alliance

The Gulf Islands Alliance (GIA) is a grassroots non-profit organization with members on islands under the jurisdiction of the Islands Trust.

-----Original Message-----

From: Jacinthe Eastick

Sent: Thursday, May 19, 2022 3:06 PM

To: Lori Foster <lfoster@islandstrust.bc.ca>

Subject: Proposed Gabriola Housing Agreement Bylaw 308

Hi Lori,

We had a power outage all day yesterday and I have yet to find- out when the power was restored today as when I left this morning for Nanaimo, we still had no power in my area.

So here is my letter to the Executive Committee. I trust I am within the deadline for it to be put on the Agenda Package.

My best to you,

Jacinthe

Dear Executive Committee Trustees,

When Proposed Gabriola Housing Agreement Bylaw 308 came to Public Hearing, even though, as an Administrative bylaw, there was no requirement for a Public Hearing, the 'funder/s for the project was intended to be a public agencies with inclusion of subsidies for rentals and operations, post-construction.

I believed that the BC Housing 20-50-30 formula was what the applicant, the Gabriola Housing Society, firmly espoused.

Fast forward to 2022. In the version of the Proposed Housing Agreement you have in front of you, the "Funder/s" can be a developer, a bank, any private Funderwith no guarantees of post-construction subsidies. This was a concern raised by Trustee Langeries.

Furthermore, this Housing Agreement is also taking away the right of the LTC to object to an increase in the percentage of "market housing", a right that it had in an earlier version. This was a concern raised by Chair Rogers. As written, the Society/owner would merely need to provide reasons why it is increasing the 30% of market housing" leaving future LTCs with no recourse and also with the embarrassment to explain to the community that the 2 Trustees who signed the agreement, strip themselves and future Trustees of their right to veto. Neither local Trustees are seeking re-election and chair Rogers may not be the Chair of the Gabriola Trust Committee either next term.

We were informed at the last LTC meeting that last year, the Snuneymuxw First Nations asked in writing from the Gabriola Housing Society (the applicant) that 25% of the proposed residential units be prioritized for its members. The Housing Agreement in front of you makes no allowance for that whatsoever. It simply list Snuneymuxw First Nation members as eligible renters, along with people who have lived on Gabriola for a year and for people who live outside of Gabriola but have been commenting and working part-time on Gabriola for over a year.

It must be noted that only one local Trustee was in favour of the OCP and LUB Amendment Bylaws that you approved last year. The bone of contention was that the parameters in the definition of "affordable housing" were completely deleted from the Gabriola Official Community Plan. He also voted against this Proposed Housing Agreement Bylaw as written. He suggested to change the word "other" for the word "similar" before the word "agencies", his motion was defeated. He moved for a postponement to give

himself enough time to digest the ramifications of the newest amendments to the agreement. This was rejected also. To me, this Proposed Housing Agreement Bylaw is the last straw.

I am asking the Executive Committee to please return Proposed Gabriola Housing Agreement Bylaw 308 back to the Gabriola Local Trust Committee, asking it to re-instate, in the agreement, the LTC's right to oppose increasing the number of 'market housing' beyond the 30% threshold. If this is denied by the LTC, I am asking that you reject Proposed Bylaw 308 as written.

I wish to remind you that, if adopted, the Proposed OCP Amendment Bylaw 306 would create a new designation called Multi-dwelling Affordable Housing and that the Proposed Land-use Amendment Bylaw 307 would create a new zone. What is the point of all of this if the Proposed Housing Agreement Bylaw will not guarantee rent accessible to the people we supported "affordable housing" for?

I have no expectations that the Executive Committee of the Island Trust will get an Epiphany while considering approval of Proposed Housing Agreement Bylaw 308, but I am hopeful that somehow at least 3 of you will realize that rubber stamping this proposed bylaw is the wrong thing to do.

Gabriola LTC did a development potential mapping project in 2020/21. three years after the adoption of the affordable Housing policies In the Community Plan. The numbers demand revisiting those policies. The Island has over 1000 unrealized/zoned residential densities currently. Over 400 main residences, over 400 accessory rental residential dwellings, 150 residential densities zoned-but-not-yet-realized by subdivision. Add to that the new potential densities on ALR lands and the 'unknown development' the Snuneymuxw First Nation may build on their 1000 acres of Treaty Settlement Lands.

Gabriola has enough 'committed-to' densities to more than double the current population without adding a single new density. Like myself, many opine that Housing Needs must be addressed within the large inventory of undeveloped lots. Now that we know our development potential, creating new densities to provide affordable housing would simply be self-destructive.

Once again, the last thing the Gabriola environment needs is for Gabriolans to go on a philanthropist binge and CREATE densities for the wrong type of development, on the wrong property. Affordable housing must be realized within the large inventory of unrealized/ undeveloped densities!

You may recall that Gabriola is one of the three Islands In the Trust Area that were near or beyond the threshold of ecosystem health. Planning is an exercise of looking into the future. Gabriola Island, Mayne Island and Hornby are maxed-out. When one considers the development potential of Gabriola, that Island is indeed in peril! Trust Council must consider using section they should giviven get special policies in the Islands Trust Policy Statement to establish a moratorium on the creation of new densities. Like Gabriola, the threshold of environmental sustainability has been reached for them too.

Please reject Proposed Gabriola Housing Agreement Bylaw 308 as written and grant Trustee Langereis the postponement he requested so that he could give us the heads-up.

Yours truly,
Jacinthe Eastick
I

Sent from my iPad

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

Subject:Regarding concerns about air pollution scrubbing and dumping from vessels in Canadian waters

Date:Thu, 19 May 2022 19:05:57 +0000

From:Minister of Transport / Ministre des Transports (TC) <TC.MinisterofTransport-MinistredesTransports.TC@tc.gc.ca>

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

May 19, 2022

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

Good day:

Thank you for your correspondence regarding concerns about air pollution scrubbing and dumping from vessels in Canadian waters, particularly the Salish Sea. I apologize for the delay in replying.

Maintaining clean and healthy ocean environments is critically important, and the Government of Canada is committed to protecting the health of Canadians and the environment from the potential risks of marine pollution.

Canada has a comprehensive regulatory regime under the *Canada Shipping Act, 2001* and associated regulations. All environmental matters related to discharge from ships are regulated under the Vessel Pollution and Dangerous Chemicals Regulations (VPDCR), established under the International Convention for the Prevention of Pollution from Ships. The VPDCR govern the discharge of substances such as sewage, greywater, garbage, scrubber wastewater and air emissions from vessels in Canadian waters.

Regarding exhaust gas cleaning systems (scrubbers), vessels operating in Canadian waters must comply with international exhaust gas cleaning system guidelines that require continuous monitoring of washwater discharge. These guidelines have been updated to strengthen the existing regime.

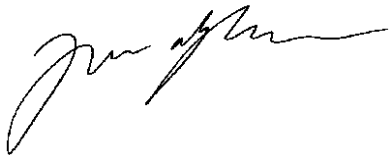
Transport Canada is responsible for carrying out compliance and enforcement activities related to preventing pollution, such as inspecting Canadian and foreign vessels in Canadian waters for compliance with environmental regulations and standards. Transport Canada verifies compliance with Canadian legislation related to shipping as part of annual inspections of Canadian cruise ships and Port State Control inspections of non-Canadian flagged cruise ships. Transport Canada

compliance monitoring includes reviewing environmental systems and all related documentation. Should any deficiencies be revealed, Transport Canada inspectors are guided by the *Canada Shipping Act, 2001* and its regulations. Appropriate enforcement action is taken to ensure vessels are brought into compliance with applicable requirements. This can include directing corrective actions, warnings, administrative monetary penalties, detentions and prosecutions through the Public Prosecution Service of Canada and the courts.

Transport Canada ensures that the marine environment regulations that continue to keep Canadian waters safe and clean are routinely reviewed and kept up to date, including the VPDCR. Departmental officials are currently reviewing these regulations and analyzing international best practices. Transport Canada will continue engaging with stakeholders and the public in the coming year to seek input on areas where the regulations could be further strengthened and/or clarified, and we look forward to engaging with them on any future initiatives that will affect the current Canadian requirements on marine pollution from ships.

Thank you again for writing and sharing your concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'Omar Alhabra', with a stylized, flowing script.

The Honourable Omar Alhabra, P.C., M.P.
Minister of Transport



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 5.1)

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 3.1, 4.4 , 5.6, 5.7)

Responsible

Clare Frater

Dates

Target: 15-Sep-2022

3. *Climate Change Emergency*

Matters pertaining to Islands Trust mitigation and adaptation to climate change impacts. (Strategic Plan 3.1)

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*

Implementation of the Reconciliation Action Plan. (Strategic Plan Items 4.5 & 4.6)

Responsible

Russ Hotsenpiller

Dates

Rec'd: 02-Sep-2020

5. *Preserve and protect marine ecosystems*

Continue advocacy re: Freighter Anchorages, Trust Council added freighter anchorages to the list of Executive Committee list of top priorities. (Strat Plan Item 2.1)

Responsible

Clare Frater

Dates

Rec'd: 11-Mar-2021



Projects Report

Executive Committee

1. *Development of an Islands Trust Communications Strategy*

Responsible

Date Received

Including development of a new website. (Strategic Plan Item 4.2)

Clare Frater

30-Aug-2017

2. *Marine Advocacy*

Responsible

Date Received

Associated with i.) impact of commercial activities on Southern Resident Killer Whales SRKW (Strat Plan Item 2.1), 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 4.1)

Clare Frater

02-Sep-2020

Julia Mobbs

Russ Hotsenpiller

4. *Improve Communications about the Islands Trust*

Responsible

Date Received

Related to Strategic Plan Items 4.1 & 4.2

Clare Frater

30-Aug-2017

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

Responsible

Date Received

Strategic Plan Item 1.3

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. *Strengthen relations with First Nations*

Responsible

Date Received

MMIWG Calls for Justice Resolutions (Strategic Plan Item 4.6)

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.

8. *Strengthen relations with First Nations*

Responsible

Date Received

Develop a policy regarding referral responses where there is a known archeological site. (Strategic Plan Item 4.7)

26-May-2021

Projects Report

Executive Committee

9. <i>Governance</i>	Responsible	Date Received
<p>Related to Section 5 of the Strategic Plan</p> <p>The possibility of utilizing Section 8(2)(e) of the Islands Trust Act. Responsibilities of trust council: 8(2)For the purpose of carrying out the object of the trust, the trust council may (e) make recommendations to the Lieutenant Governor in Council respecting the determination, implementation and carrying out of policies for the preservation and protection of the trust area and its unique amenities and environment -</p> <hr/>		21-Jul-2021