

Executive Committee

Agenda

Date: Tuesday, March 11, 2025

Time: 10:00 a.m.

Location: Best Western Dorchester Hotel - Windsor Room
70 Church Street, Nanaimo, BC, V9R 5H4

Pages

1. CALL TO ORDER

2. TERRITORIAL ACKNOWLEDGEMENT

3. APPROVAL OF AGENDA

3.1 Introduction of New Items

3.2 Approval of Agenda

3.2.1 Agenda Context Notes

4. RISE AND REPORT DECISIONS FROM PREVIOUSLY CLOSED MEETING

Chair Luckham to rise and report that at their February 26, 2025 in-camera meeting, Executive Committee adopted the Executive Committee in-camera meeting minutes of February 5th and forwarded in-camera meeting materials to the March Trust Council in-camera agenda.

5. ADOPTION OF MINUTES

5.1 Draft Executive Committee Meeting Minutes of February 26, 2025

*The draft Executive Committee meeting minutes of February 26, 2025 were not ready for inclusion at the time of agenda circulation.

6. FOLLOW UP ACTION LIST AND UPDATES

6.1 Follow Up Action List/Director/CAO Updates

5 - 15

6.2 Local Trust Committee Chair Updates

6.3 Islands Trust Conservancy Liaison Update

7. BYLAWS FOR APPROVAL CONSIDERATION

7.1 Lasqueti Island Local Trust Committee Bylaw No. 104 - Request For Decision

16 - 35

THAT the Islands Trust Executive Committee approve Lasqueti Island Local Trust Committee Bylaw No. 104, cited as "Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 2, 2024" in accordance with Section 27 of the *Islands Trust Act*.

- 8. TRUST COUNCIL MEETING PREPARATION - None
 - 8.1 Executive
 - 8.2 Planning Services
 - 8.3 Financial and Employee Services
 - 8.4 Trust Area Services
 - 8.5 Legislative and Information Services
- 9. EXECUTIVE COMMITTEE PROJECTS
 - 9.1 Trust Council Initiated - None
 - 9.1.1 Executive
 - 9.1.2 Trust Area Services
 - 9.1.3 Planning Services
 - 9.1.4 Financial and Employee Services
 - 9.1.5 Legislative and Information Services
 - 9.2 Executive Committee Initiated
 - 9.2.1 Executive
 - 9.2.2 Trust Area Services
 - 9.2.3 Planning Services
 - 9.2.4 Financial and Employee Services
 - 9.2.4.1 Enhancing Elected Officials Mental Health Benefits - BRF 36 - 37
 - 9.2.5 Legislative and Information Services
- 10. NEW BUSINESS
 - 10.1 Executive/Trust Council
 - 10.2 Trust Area Services
 - 10.2.1 LTC Chairs Report on Local Advocacy Topics
 - 10.3 Planning Services
 - 10.4 Financial and Employee Services
 - 10.5 Legislative and Information Services
- 11. CORRESPONDENCE (for information unless raised for action)
 - 11.1 2025-02-22 A Ett - Bittancourt rezoning 38 - 38

11.2	2025-02-22 C Fernandes - Fwd- Sea Breeze Hotel Re Zoning SUPPORT this Rezoning	39 - 40
11.3	2025-02-22 D Fernandes - Sea Breeze Hotel Re Zoning SUPPORT this Rezoning	41 - 42
11.4	2025-02-22 D Milton - Hospital Housing	43 - 43
11.5	2025-02-22 G Proctor - Bittancourt Rezoning	44 - 44
11.6	2025-02-22 J Cowhig - Support for approval for Lady Minto Housing from a long-time resident of SSI	45 - 45
11.7	2025-02-22 J Cunningham - Bittancourt-Seabreeze property - salt spring island	46 - 46
11.8	2025-02-22 P Grove - Bittancourt-Seabreeze property	47 - 47
11.9	2025-02-23 D Carlson - Lady Minto Housing	48 - 48
11.10	2025-02-23 D Hill - Dire need for medical personnel housing	49 - 49
11.11	2025-02-23 D James - Bittancourt-Seabreeze	50 - 50
11.12	2025-02-23 M Kastle - Support for rezoning Seabreeze Inn	51 - 51
11.13	2025-02-23 R Jones - housing for health care workers	52 - 52
11.14	2025-02-23 W Wettstein - Bittancourt-Seabreeze Rezoning	53 - 53
11.15	2025-02-24 C Johnson - Bittancourt Staff housing project	54 - 55
11.16	2025-02-24 Island Health - Island Health support for rezoning request	56 - 57
11.17	2025-02-24 J Wilson - Urgent Support for Rezoning – Healthcare Worker Housing	58 - 58
11.18	2025-02-24 W Stewart - Rezoning of the Sea Breeze Inn site on Salt Spring	59 - 59
11.19	2025-02-25 C Henriquez - Re housing for the hospital	60 - 60
11.20	2025-02-25 D Hall - Bittancourt-Seabreeze redevelopment	61 - 62
11.21	2025-02-25 H Procter - Seabreeze	63 - 63
11.22	2025-02-25 J McClean - Application for the rezoning of the former Seabreeze Inn at 101 Bittancourt Road, SSI	64 - 64
11.23	2025-02-25 T Stafford - Rezoning of property for Lady Minto housing	65 - 66
11.24	2025-02-26 A Smith - Proposed Bylaw No. 542 – PLRZ20240251, 101 Bittancourt Rd	67 - 68
11.25	2025-02-27 S Brands - The Act and Mandate	69 - 72
11.26	2025-03-07 North Salt Spring Water Works District - Request to Islands Trust Council for Increased Staff Resources on Salt Spring Island	73 - 74

12. WORK PROGRAM

12.1	Review and amendment of current work program	75 - 77
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13. NEXT MEETING

The next Executive Committee meeting is scheduled to take place in-person on March 13th at the Dorchester Hotel in Nanaimo following the Trust Council meeting.

14. CLOSED MEETING (if applicable)

15. ADJOURNMENT

Follow Up Action Report

Executive Committee

Chief Administrative Officer

Progress	Activity	Responsibility	Dates	Status
75%	1 Explore future education/workshop sessions on decision-making to benefit trustees.	Rueben Bronee	Meeting: 24-May-2023 Target: 31-Mar-2025	In Progress
50%	2 Staff to continue to investigate a facilitated Code of Conduct session for a Trust Council meeting, as soon as practicable.	David Marlor Rueben Bronee	Meeting: 30-Oct-2024 Target: 12-Mar-2025	In Progress
100%	3 Staff to administer the Continuous Learning Plan survey to Trustees before the end of January, and that the results inform an updated Continuous Learning Plan for approval at the March 2025 Trust Council meeting.	Rueben Bronee	Meeting: 15-Jan-2025 Target: 15-Mar-2025	In Progress
100%	4 Staff to schedule a special meeting of Executive Committee in-person at the Dorchester Hotel on March 13, 2025 immediately following Trust Council, to convene with new member(s).	Rueben Bronee	Meeting: 26-Feb-2025 Target: 28-Feb-2025	Completed
100%	5 Staff to forward the following materials to Trust Council: 1. Trust Council Continuous Learning Plan - Request For Decision 2. Approval of the Draft Islands Trust 2025-2028 Strategic Plan Core Elements - Request For Decision 3. Bylaw Enforcement Statistical Reports - Briefing 4. Ratification of Appointment of Trustee Fast to Financial Planning Committee (FPC) - Request For Decision 5. Draft March Trust Council 3-day Schedule 6. Executive Committee current work program	Rueben Bronee	Meeting: 26-Feb-2025 Target: 28-Feb-2025	Completed
100%	6 Staff to include an item under Islands Trust Active Priorities Chart that a report from the Chief Administrative Officer Hiring/Select Committee Report be included as an additional bullet.	Rueben Bronee	Meeting: 26-Feb-2025 Target: 28-Feb-2025	Completed

Follow Up Action Report

Executive Committee

Chief Administrative Officer

Progress	Activity	Responsibility	Dates	Status
100%	7 Staff to forward the Salt Spring Island Local Trust Committee Request to Prioritize a Planning Services Review - Briefing, and associated accompanying materials, to Trust Council as a discussion item under 7.2.2 Approval of the Draft Islands Trust 2025-2028 Strategic Plan Core Elements - Request For Decision.	Rueben Bronee	Meeting: 26-Feb-2025 Target: 28-Feb-2025	Completed
100%	8 Staff to forward correspondence item 2025-02-04 J Bowers - Upcoming Islands Trust Budget for 2025 - 2026 to trustees via email.	Rueben Bronee	Meeting: 26-Feb-2025 Target: 07-Mar-2025	Completed
100%	9 Staff to forward correspondence item 2025-02-12 Gabriola Island Chamber of Commerce - Concern Regarding Location of Next Quarterly Meeting to trustees via email.	Rueben Bronee	Meeting: 26-Feb-2025 Target: 07-Mar-2025	Completed
0%	10 Staff to forward correspondence item 2025-02-17 E March - Rezoning of 101 Bittancourt Rd Salt Spring Island to Salt Spring Island trustees along with all other late correspondence items received on the same topic.	Rueben Bronee	Meeting: 26-Feb-2025 Target: 14-Mar-2025	In Progress

Follow Up Action Report

Executive Committee

Director Legislative Services and Information Services

Progress	Activity	Responsibility	Dates	Status
0%	1 Investigate options for policies or policy updates for formal opportunities for First Nations presentations and engagement at Trust Council meetings.	Clare Frater David Marlor	Meeting: 07-Oct-2021 Target: 31-Mar-2025	In Progress
0%	2 Staff to prepare materials for a future Trust Council session on agreements with other agencies, governments and First Nations.	Clare Frater David Marlor	Meeting: 15-May-2024 Target: 10-Jun-2025	In Progress
50%	3 Staff to continue to investigate a facilitated Code of Conduct session for a Trust Council meeting, as soon as practicable.	David Marlor Rueben Bronee	Meeting: 30-Oct-2024 Target: 12-Mar-2025	In Progress
0%	4 Staff to add a discussion on minute taking standards for Committee of the Whole minutes to a future Trust Council agenda.	David Marlor	Meeting: 30-Oct-2024 Target: 17-Jun-2025	In Progress
0%	5 Trust Council Direction: Staff to schedule a facilitated session focusing on Trustee conduct and tools at Council and chair responsibilities during Council sessions and Standing Committees.	David Marlor	Meeting: 05-Dec-2024 Target: 31-Jan-2025	In Progress

Follow Up Action Report

Executive Committee

Director Legislative Services and Information Services

Progress	Activity	Responsibility	Dates	Status
0%	6 Trust Council Direction: Staff to return to Trust Council with a draft bylaw to amend Trust Council's Meeting Procedure Bylaw 101 that: I. Requires delegations to specify the action they are asking of Trust Council; II. Establishes that any Trust Council direction in relation to disposition of delegations will allow time for staff to provide advice; III. If time is of the essence, Trust Council's direction in relation to disposition of delegations will delegate a response to the Executive Committee or the Trust Council Chair; IV. Establishes approval authority for receipt of delegation and establishes a different deadline for receipt of delegations for matters on the agenda, and such a deadline would need to be after the release of the agenda outline to the public and before the start of the Trust Council meeting; V. Establishes a maximum number of delegations per meeting and/or time limit for all delegations to maintain the integrity of the published agenda; and VI. Provides clear criteria for rejection of delegations, with a clear appeal process to Trust Council and 2/3 majority vote required of Trust Council to approve a rejected delegation.	David Marlor	Meeting: 05-Dec-2024 Target: 11-Mar-2025	In Progress
0%	7 Staff to prepare a primer on principles of the meeting assembly based on the guidelines from the training session May 19, 2022 along with clarification on points of order.	David Marlor	Meeting: 15-Jan-2025 Target: 18-Feb-2025	In Progress

Follow Up Action Report

Executive Committee

Director Legislative Services and Information Services

Progress	Activity	Responsibility	Dates	Status
0%	8 Staff to provide a strategy for providing training to trustees and chairs on respectful meetings, conduct and effective governance communications that includes: - two half-day on-line training sessions for Executive Committee, Islands Trust Conservancy Board chairs and council committee chairs to occur before June Trust Council 2025 - one half day in-person training session for Trust Council or at June Trust Council meeting quarterly - a review and recommendations on updates to the Islands Trust Standards of Conduct, including developing a foundational system for ethically addressing complaints.	David Marlor	Meeting: 05-Feb-2025 Target: 27-May-2025	In Progress

Follow Up Action Report

Executive Committee

Director of Planning Services

Progress	Activity	Responsibility	Dates	Status
49%	1 Staff to: a) evaluate the implications of a longer referral response window, and; b) consider how Trust Council and local trust committees (LTC's) might consult with First Nations to better understand what changes to the current referral process should be made to both improve communication and to further reconciliation, and report back to Trust Council.	Clare Frater Stefan Cermak	Meeting: 29-Jun-2023 Target: 30-Sep-2025	In Progress
100%	2 Staff to provide information on crown land lease referral process and provide options for potential amendments.	Stefan Cermak	Meeting: 20-Nov-2024 Target: 31-Mar-2025	Completed
100%	3 Staff to advise SSI LTC that the Islands Trust Executive Committee approved Salt Spring Island Local Trust Committee Bylaw No. 540, cited as "Salt Spring Island Housing Repeal Bylaw No. 540, 2024" in accordance with Section 27 of the Islands Trust Act.	Stefan Cermak	Meeting: 26-Feb-2025 Target: 28-Feb-2025	Completed
100%	4 Staff to advise SSI LTC that Islands Trust Executive Committee approved Salt Spring Island Local Trust Committee Bylaw No. 542, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 1, 2025" in accordance with Section 27 of the Islands Trust Act.	Stefan Cermak	Meeting: 26-Feb-2025 Target: 28-Feb-2025	Completed
0%	5 Staff to provide advice on numbers 2, 4 and 8 in the Crown Tenure Application Referrals - Briefing.	Clare Frater Stefan Cermak	Meeting: 26-Feb-2025 Target: 15-Apr-2025	In Progress

Follow Up Action Report

Executive Committee

Director, Administrative Services

Progress	Activity		Responsibility	Dates	Status
0%	1	Review Islands Trust Policy 6.5.2 Budget Control and Adjustment 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: 14-May-2025	In Progress
100%	2	Staff to report back on options and costs for additional mental health and benefits for trustees.	Julia Mobbs	Meeting: 26-Feb-2025 Target: 04-Mar-2025	Completed

Follow Up Action Report

Executive Committee

Director, Trust Area Services

Progress	Activity	Responsibility	Dates	Status
0%	1 Investigate options for policies or policy updates for formal opportunities for First Nations presentations and engagement at Trust Council meetings.	Clare Frater David Marlor	Meeting: 07-Oct-2021 Target: 31-Mar-2025	In Progress
0%	2 Staff to develop policy regarding s. 8 (2) (h.1) (iii) and (iv) of the Islands Trust Act. This request responded to changes to the Islands Trust Act to give Trust Council new discretionary powers relating to supporting and give financial assistance to others to (iii)engage in activities to gain knowledge about the unique amenities and environment of the trust area and to increase public awareness, understanding and appreciation of the unique amenities and environment; (iv)preserve and protect the unique amenities and environment of the trust area. Executive Committee has discussed there may be an opportunity to concurrently review the secretariat services, and grants in aid policies with the intention of identifying administrative efficiencies.	Clare Frater	Meeting: 12-Apr-2022 Target: 31-Mar-2025	In Progress
49%	3 Staff to: a) evaluate the implications of a longer referral response window, and; b) consider how Trust Council and local trust committees (LTC's) might consult with First Nations to better understand what changes to the current referral process should be made to both improve communication and to further reconciliation, and report back to Trust Council.	Clare Frater Stefan Cermak	Meeting: 29-Jun-2023 Target: 30-Sep-2025	In Progress
75%	4 Staff to add to a future EC agenda: Honoraria for Indigenous elders providing welcomes or presentations at local trust committee meetings.	Clare Frater	Meeting: 20-Dec-2023 Target: 26-Feb-2025	In Progress

Follow Up Action Report

Executive Committee

Director, Trust Area Services

Progress	Activity	Responsibility	Dates	Status
0%	5 Staff to prepare materials for a future Trust Council session on agreements with other agencies, governments and First Nations.	Clare Frater David Marlor	Meeting: 15-May-2024 Target: 10-Jun-2025	In Progress
15%	6 Staff to develop a protocol agreement in cooperation with Snuneymuxw First Nation for Trust Council's consideration.	Clare Frater	Meeting: 05-Jun-2024 Target: 01-Jun-2025	In Progress
25%	7 Implement the Executive Committee approved "The Role of the Trust" webinar project charter.	Clare Frater	Meeting: 05-Jun-2024 Target: 31-Jul-2025	In Progress
10%	8 Staff to develop a protocol agreement in cooperation with Quw'utsun (Cowichan) Nation for Trust Council's consideration.	Clare Frater	Meeting: 24-Jul-2024 Target: 30-Jun-2025	In Progress
0%	9 Trust Area Services staff to work on an advocacy letter regarding cultural heritage protection, and requesting guidance to aid local trust committees, and work with vice-chairs who note specific concerns related to First Nations relations in their Local Trust Area that might be addressed.	Clare Frater	Meeting: 24-Jul-2024 Target: 31-Mar-2025	In Progress
0%	10 Staff to put on a future Executive Committee meeting agenda for Executive Committee to consider: "that the Executive Committee acting as a Local Trust Committee (Ballenas-Winchelsea Islands) request that the Executive Committee consider a policy on engagement and communication with First nations in the Trust area, to be developed with Local Trust Committees, with respect to standing resolutions on Reconciliation and engagement with local First Nations. "	Clare Frater	Meeting: 18-Jun-2024 Target: 30-Jun-2025	In Progress

Follow Up Action Report

Executive Committee

Director, Trust Area Services

Progress	Activity	Responsibility	Dates	Status
0%	11 Staff to work with the Chair to write a thank you letter to San Juan County in regards to correspondence received on the Dec 18th Executive Committee agenda titled: J Fuller - San Juan County Follow-up from Joint Meeting.	Clare Frater	Meeting: 18-Dec-2024 Target: 28-Feb-2025	In Progress
0%	12 Committee of the Whole Direction: Staff to bring back options for the draft Policy Statement: - to explain housing diversity; - some policy options that encourage alternative approaches to rural residential density; - some policy options that encourage alternative types and forms of buildings to the traditional wood-frame; - clustering residential development in appropriate locations; - potential for flexibility in housing agreements; and - to provide advisory policy options and analysis that supports consideration of downzoning for development that is not in the best interest of community	Clare Frater	Meeting: 06-Feb-2025 Target: 18-Feb-2025	In Progress
100%	13 Staff, with advice from Trustee Elliott, to draft a letter to Snuneymuxw First Nation to gauge their interest in a joint meeting and mention that there is an opportunity to jointly apply for up to a \$20,000 Union of BC Municipality Community to Community Grant. In preparation for a potential grant application with Snuneymuxw First Nation staff to estimate associated costs, and report back to Executive Committee. (ON HOLD)	Clare Frater	Meeting: 18-Dec-2024 Target: 27-May-2025	In Progress
0%	14 Staff to provide advice on numbers 2, 4 and 8 in the Crown Tenure Application Referrals - Briefing.	Clare Frater Stefan Cermak	Meeting: 26-Feb-2025 Target: 15-Apr-2025	In Progress

Follow Up Action Report

Executive Committee

Director, Trust Area Services

Progress	Activity	Responsibility	Dates	Status
0%	15 Staff to provide advice to the Hornby Island Local Trust Committee regarding a letter of support for the Hornby Island Community Economic Enhancement Corporation's application for nominal rent tenure on 10ha of Crown land for the purpose of supporting provision of workforce housing.	Clare Frater	Meeting: 26-Feb-2025 Target: 06-May-2025	In Progress



Islands Trust

REQUEST FOR DECISION

LOCAL TRUST COMMITTEE BYLAW SUBMISSION

File No.: PLRZ20240104
(Connected Coast)

DATE OF MEETING: March 11, 2025
TO: Islands Trust Executive Committee
FROM: Marlis McCargar, Island Planner
SUBJECT: Lasqueti Island Local Trust Committee – Bylaw No. 104

RECOMMENDATION

1. **THAT the Islands Trust Executive Committee approve Lasqueti Island Local Trust Committee Bylaw No. 104, cited as “Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 2, 2024” in accordance with Section 27 of the *Islands Trust Act*.**

DIRECTORS COMMENTS

Lasqueti Island Local Trust Committee has referred Bylaw No. 104 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

Lasqueti Island Local Trust Committee is the latest LTC to consider required bylaw amendments that would allow for the installation of a fibre optic cable connection. All major islands within the Islands Trust area have either already considered bylaw amendments or already have permissive bylaws in place.

Financial

None

Policy

None

Implementation/Communications

Communication to Lasqueti Island Local Trust Committee regarding the Executive Committee decision by March 12, 2025.

First Nations

Communications to First Nations will be sent informing them if and when the LTC adopts the proposed bylaw.

Other

None

PURPOSE

The purpose of Lasqueti Island Local Trust Committee Proposed Bylaw No. 104, cited as “Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 2, 2024” (Attachment 5), is to amend the Lasqueti Island Land Use Bylaw to allow for the installation of a fibre optic cable connection to Lasqueti Island. The proposed cable would pass through the Marine Conservation (M1), Marine General (M2), Marine Multi-Use Ramp (M9), and Land Based (LB) zones. Currently, there are no zones on Lasqueti Island that permit public utilities. Therefore, a site-specific zone is being proposed to allow the fibre optic telecommunication public service utility connection. The amendment has been requested by the Connected Coast Partnership, which aims to provide internet service to remote, rural, and Indigenous communities across British Columbia.

BACKGROUND

Lasqueti Island Local Trust Committee Bylaw No. 104

Proposed Bylaw No. 104 was given First Reading on December 10, 2024. Referrals were sent out to government agencies, organizations and First Nations in December 2024.

One Community Information Meeting (CIM) was held in-person on Lasqueti Island on February 10, 2025. A Public Hearing was held in-person on February 10, 2025 and continued electronically on February 27, 2025. Following the close of the Public Hearing, the Lasqueti Island Local Trust Committee (LTC) made a minor amendment to Proposed Bylaw No. 104 to exempt the fibre-optic cable from setback requirements to the natural boundary of the sea. The LTC then gave Second and Third Readings of the bylaw at the February 27, 2025 special meeting.

Issues Relating to Provincial Interest and Other Agency Interest

Federal Agencies:

- Department of Fisheries and Oceans

Regional Agencies

- qathet Regional District

Non-Agency Referrals

- Lasqueti Internet Access Society
- Lasqueti Advisory Planning Commission

Staff received the following referral responses:

- DFO: No comments specific to the bylaw.

- Lasqueti APC: Recommends the bylaw be approved as presented.
- qathet RD: Indicated concerns with the proposed location of the cable due to the busyness of the area, the potential expansion of the area, and wave action at this location.
- Lasqueti Internet Access Society: Raised concerns about the lack of project details, insufficient public engagement by Connected Coast, unresolved issues with power and access to the landing site, and uncertainty regarding the last-mile connection without additional funding and development.

Issues Relating to First Nation Interest

The proposed Bylaws were referred to Cowichan Tribes, Da'naxada'xw First Nation, Halalt First Nation, K'omoks First Nation, Lyackson First Nation, Mamalilikulla First Nation, Nanwakolas Council, Penelakut Tribe, Qualicum First Nation, Snaw-Naw-As First Nation, Snuneymuxw First Nation, Stz'uminus First Nation, Te'mexw Treaty Association, Tla'amin Nation, Tlowitsis Nation, Ts'uubaa-asatx First Nation, We Wai Kai Nation, Wei Wai Kum Nation for comment.

The following referral responses were received:

- Cowichan Tribes: Defer to local First Nations.
- Da'naxda'xw/Awaetlala First Nation: No comment or concern.
- K'omoks First Nation: Currently at capacity for environmental referrals.
- Tla'amin Nation: Defer to directly affected Nations.
- Tsu'uubaa-asatx First Nation: Defer to directly affected Nations.

Issues Relating to Resources and Enforcement

None

Public Comments

Public comments were solicited through one Community Information Meeting and a Public Hearing.

Staff Comments

The Executive Committee is being asked to approve Lasqueti Island Local Trust Committee Bylaw No. 104 cited as "Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 2, 2024" in accordance with Section 27 of the *Islands Trust Act*.

Based on the foregoing, the recommendations on page 1 are supported as:

- The proposed bylaws have been determined to be consistent with the Islands Trust Policy Statement by the LTC;
- First Nation referrals were completed and no concerns were raised;
- Agency referrals were completed;
- Statutory processes have been completed including the statutory notification and holding of a public hearing prior to third reading of the bylaw.

RELEVANT POLICY

- Section 27 of the *Islands Trust Act*

- Islands Trust Policy Statement Directive Policies
- Islands Trust Policy 1.3.i [Policy Statement Implementation Policy]

ALTERNATIVE

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

THAT the Executive Committee request that staff advise Lasqueti Island Local Trust Committee in writing that the Executive Committee considers that Bylaw No. 104, cited as “Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 2, 2024” is contrary to or at variance with the Islands Trust Policy Statement for [INSERT REASONS], and advise the Lasqueti Island Local Trust Committee on steps needed to address the specified issues.

Submitted By:	Marlis McCargar, Island Planner	March 3, 2025
Concurrence:	Stefan Cermak, Director, Planning Services	March 3, 2025

ATTACHMENTS

1. EC Submission Cover
2. Bylaw EC Policy Checklist
3. Bylaw Referrals Report
4. Islands Trust Policy Statement Directives Only Checklist
5. Bylaw No. 104



Local Trust Committee Bylaws
Submission for Executive committee Approval

Local Trust Committee: Lasqueti Island Local Trust Committee

Bylaw No.: LA-104

Bylaw Type: Land Use Bylaw

Date of resolution referring bylaw to Executive Committee: 27-Feb-2025

- ☒ 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: Nadine Mourao

Status

Date Resolution Referred to Exective Committee: 27-Feb-2025

Reading:

Referrals: Bylaw 104

Agency	Sent	Received
Cowichan Tribes <i>Referrals Coordinator</i> Comments: Thank you for the referral. Cowichan Tribes at this time will defer to the local First Nation. Eduardo G. Sousa, Acting Lead Referrals Coordinator	20-Dec-2024	27-Jan-2025
Da'naxda'xw/Awaetlala First Nation <i>Referrals Coordinator</i> Comments: The DFN has no comment or concern. Robert Duncan, Administrator	20-Dec-2024	28-Jan-2025
Fisheries and Oceans Canada (DFO) – Fish and Fish Habitat Protection Program <i>Referrals Coordinator</i> Comments: The conservation and protection of Canada's marine and freshwater resources is a top priority for Fisheries and Oceans Canada (DFO). DFO's Fish and Fish Habitat Protection Program (FFHPP) helps conserve and protect fish and fish habitat and restore fish habitat for future generations. The FFHPP administers and ensures compliance for development projects taking place in and around fish habitat, under the Fisheries Act and relevant provisions of the Species at Risk Act. DFO's FFHPP is not providing detailed comments on the referenced bylaw. However, DFO recommends that land use planning processes consider establishing clear environmental conservation and protection objectives that are reflected in designation of environmentally sensitive areas, setback requirements, stormwater retention/detention requirements, land use restrictions and bylaws (e.g., tree removal). Protection of freshwater and marine resources provides long-term benefits to fish and fish habitat, as well as to the public, by regulating water quality and quantity, providing for stream channel and foreshore stability, and increasing resiliency to climate change impacts. Stephen Tessovitch, Referrals and Client Services Coordinator	20-Dec-2024	24-Dec-2024
Halalt First Nation <i>Referrals Coordinator</i> Comments:	20-Dec-2024	
K'omoks First Nation <i>Referrals Coordinator</i> Comments:	20-Dec-2024	All environmental referrals



Islands Trust

KFN is currently at capacity for environmental referrals and cannot meaningfully engage at this time. Please note that even if KFN does not respond to a referral within a given deadline, we may choose to address the issues of Aboriginal rights and/or title infringement and compensation through the treaty process, the courts, or other dispute resolution processes. We also reserve the right to raise objections if any cultural use, archaeological sites, or environmental impacts are identified when work is carried out or if we discover impacts on our rights or interest that we had not foreseen.		
Lasqueti Advisory Planning Commission Comments: Approval Recommended.	20-Dec-2024	22-Jan-2025
Lasqueti Internet Access Society Larry Manahan Comments: LIAS has been active as a community ISP on Lasqueti for more than ten years. Throughout that period it has relied on a wireless link between Lasqueti and Vancouver Island for its connection to the Internet. Though there are certainly technical challenges associated with a radio link of this sort, in general it has performed well. The more difficult challenge is finding a suitable location for the equipment on the remote end. It is no minor feat to find a location which both meets the technical criteria and presents a willing host. During the entire period that LIAS has been active as an ISP, Quality Foods (and the associated building owner) has acted as host for the equipment at their warehouse on the Alberni highway near Coombs. It is impossible to overstate the value of this hosting and so worth highlighting. In this case, Quality Foods has provided this valuable service free of charge. Given the value of this hosting service and the difficulty of finding an alternative there is a certain inherent fragility. Thus, when several years ago LIAS learned of the possibility of a local high capacity connection through the Connected Coast this was viewed as a positive development. As the timeline was some distance in the future, and the details were few or non-existent, further consideration had to wait. Reflecting on the idea now, there has been little change to the potential value to LIAS. There are however other elements to consider. LIAS is a society not a business. As a society its concerns are not profit driven, instead looking to serve the needs of its members and the community at large. Lasqueti is a unique place and I think this quality is valued by most residents. Thus LIAS would not wish to endorse any development without a careful consideration of the potential consequences for the island and its residents. Unfortunately, there remains a lack of clear information about both	07-Jan-2025	27-Feb-2025



Islands Trust

the details of the Connected Coast landing and the potential consequences. Ideally, the project planners would have publicly engaged with the community years ago, collected data on the concerns and needs of the residents and then presented a customized plan which took that all into account. What has happened instead is a last minute flurry of activity with a kind of salesman like pitch of now or never. For a plan of this scope it both possible and appropriate to meet a higher standard. Nevertheless, such is the current reality. It may be best for LIAS to avoid tipping the scale one way or another. As things stand now, it is not clear how the landing site itself will be powered and for similar reasons LIAS access to this location also seems problematic. Thus it appears that should the bylaw change be approved the site will remain unusable without additional funding and development. That seems unfortunate.		
Lyackson First Nation <i>Referrals Coordinator</i> Comments:	20-Dec-2024	
Mamalilikulla First Nation <i>Referrals Coordinator</i> Comments:	20-Dec-2024	
Nanwakolas Council <i>Referrals Coordinator</i> Comments:	20-Dec-2024	
Penelakut Tribe <i>Referrals Coordinator</i> Comments:	20-Dec-2024	
Qathet Regional District <i>Referrals Coordinator</i> Comments: • Lasqueti Barge Ramp is very busy, with barges shipping freight and vehicles and users launching boats. • Lasqueti Barge Ramp is used for the temporary storage of freight. The CAO's of qathet Regional District and Islands Trust have been communicating with the BC Ministry of Transportation about expanding the footprint of the current lease area to accommodate the temporary storage of freight. • False Bay is very susceptible to the westerly winds, the area is quite rough, so rough that the concrete block protective wall must be replaced every ten years or so due to the pounding of rock and waves against it. Four photos attached of the ramp in early 2024, and one of the new wall installed in summer of 2024. *see 6.3 Qathet Regional District Referral Response Detail for more information.	20-Dec-2024	10-Jan-2025
Qualicum First Nation	20-Dec-2024	



Islands Trust

Referrals Coordinator Comments:		
Snaw-Naw-As First Nation Referrals Coordinator Comments:	20-Dec-2024	
Snuneymuxw First Nation Referrals Coordinator Comments:	20-Dec-2024	
Stz'uminus First Nation Referrals Coordinator Comments:	20-Dec-2024	
Te'mexw Treaty Association Referrals Coordinator Comments:	20-Dec-2024	
Tla'amin Nation Referrals Coordinator Comments: Thank you for your submission. This application is for an area outside of Tla'amin Nation's core territory. As such, we will defer to the directly affected Nation(s) and support their decision making. č̓əč̓əha ^ə č̓ (I thank you), Rachael Sydenham, Referrals Coordinator	20-Dec-2024	14-Jan-2025
Tlowitsis First Nation Referrals Coordinator Comments:	20-Dec-2024	
Tsu'uubaa-asatx First Nation Referrals Coordinator Comments: This area appears to be on/in an area that Ts'uubaa-asatx Nation would recognize as being in close proximity to other First Nation territorial lands. As such, I would categorize this as a Level 2 rights area for Ts'uubaa-asatx Nation. Level 2 identifies that Ts'uubaa-asatx Nation had harvesting, trade and Nation to Nation relations, but not necessarily Title and governing authorities, which would be Ts'uubaa-asatx Nation's highest S.35 interests and would require high end of the Haida spectrum consultation. However, Level 2, is still considered to be a very high consultation matter as it represents our marine fishing and harvesting areas. Despite this we would generally defer to the First Nation(s) whose traditional territory fronts this area. Should Ts'uubaa-asatx Nation identify greater interests in the future we retain the right to revise this assessment. However, at this time, we defer to any Nation(s) whose title and governing authorities are directly affected.	20-Dec-2024	02-Jan-2025



Islands Trust

'Uy' Skweyul, Monty Horton		
We Wai Kai Nation <i>Referrals Coordinator</i> Comments:	20-Dec-2024	
We Wai Kum Nation <i>Referrals Coordinator</i> Comments:	20-Dec-2024	

ISLANDS TRUST POLICY STATEMENT DIRECTIVES ONLY CHECKLIST

File No.: PLRZ20240104
File Name: Connected Coast (Bylaw
No. 104)

PURPOSE

To provide staff with the Directives Only Checklist to highlight issues addressed in staff reports and as a means to ensure Local Trust Committees address certain matters in their official community plans and regulatory bylaws, Island Municipalities address certain matters in their official community plans, and to reference any relevant sections of the Policy Statement.

POLICY STATEMENT

The Policy Statement is comprised of several parts. Parts I and II outline the purpose, the Islands Trust object, and Council's guiding principles. Parts III, IV and V contain the goals and policies relevant to ecosystem preservation and protection, stewardship of resources and sustainable communities.

There are three different kinds of policies within the Policy Statement as follows:

- Commitments of Trust Council which are statements about Council's position or philosophy on various matters;
- Recommendations of Council to other government agencies, non-government organizations, property owners, residents and visitors; and
- Directive Policies which direct Local Trust Committees and Island Municipalities to address certain matters.

DIRECTIVES ONLY CHECKLIST

The Policy Statement Directives Only Checklist is based on the directive policies from the Policy Statement (Consolidated April 2003) which require Local Trust Committees to address certain matters in their official community plans and regulatory bylaws and Island Municipalities to address certain a matters in their official community plans in a way that implements the policy of Trust Council.

Staff will use the Policy Statement Checklist (Directives Only) to review Local Trust Committee and Island Municipality bylaw amendment applications and proposals to ensure consistency with the Policy Statement. Staff will add the appropriate symbol to the table as follows:

- ✓ if the bylaw is consistent with the policy from the Policy Statement, or
- ✗ if the bylaw is inconsistent (contrary or at variance) with a policy from the Policy Statement, or
- N/A if the policy is not applicable.

	4.3	Wildlife and Vegetation
	4.4	Freshwater Resources
n/a	4.4.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure neither the density nor intensity of land use is increased in areas which are known to have a problem with the quality or quantity of the supply of freshwater, water quality is maintained, and existing, anticipated and seasonal demands for water are considered and allowed for.
n/a	4.4.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure water use is not to the detriment of in-stream uses
	4.5	Coastal Areas and Marine Shorelands
✓	4.5.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the needs and locations for marine dependent land uses.
n/a	4.5.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the compatibility of the location, size and nature of marinas with the ecosystems and character of their local planning areas.
✓	4.5.10	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location of buildings and structures so as to protect public access to, from and along the marine shoreline and minimize impacts on sensitive coastal environments.
✓	4.5.11	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address opportunities for the sharing of facilities such as docks, wharves, floats, jetties, boat houses, board walks and causeways.
	4.6	Soils and Other Resources
n/a	4.6.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of productive soils.

PART V: POLICIES FOR SUSTAINABLE COMMUNITIES

CONSISTENT	No.	DIRECTIVE POLICY
	5.1	Aesthetic Qualities
n/a	5.1.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic value of the Trust Area.
	5.2	Growth and Development
n/a	5.2.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address policies related to the aesthetic, environmental and social impacts of development.
✓	5.2.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address any potential growth rate and strategies for growth management that ensure that land use is compatible with preservation and protection of the environment, natural amenities, resources and community character.
n/a	5.2.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means for achieving efficient use of the land base without exceeding any density limits defined in their official community plans.
n/a	5.2.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of areas hazardous to development, including areas subject to flooding, erosion or slope instability, and strategies to direct development away from such hazards.
	5.3	Transportation and Utilities
n/a	5.3.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of a classification system of rural roadways, including scenic or heritage road designations, in recognition of the object of the Islands Trust.
n/a	5.3.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the impacts of road location, design, construction and systems.
n/a	5.3.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of areas for the landing of emergency helicopters.
n/a	5.3.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of land use patterns that encourage establishment of bicycle paths and other local and inter-community transportation systems that reduce dependency on private automobile use.
	5.4	Disposal of Waste
n/a	5.4.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of acceptable locations for the disposal of solid waste.
CONSISTENT	No.	DIRECTIVE POLICY

	5.5	Recreation
n/a	5.5.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the prohibition of destination gaming facilities such as casinos and commercial bingo halls.
n/a	5.5.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location and type of recreational facilities so as not to degrade environmentally sensitive areas, and the designation of locations for marinas, boat launches, docks and anchorages so as not to degrade sensitive marine or coastal areas.
n/a	5.5.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of sites providing safe public access to beaches, the identification and designation of areas of recreational significance, and the designation of locations for community and public boat launches, docks and anchorages.
n/a	5.5.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and designation of areas for low impact recreational activities and discourage facilities and opportunities for high impact recreational activities.
n/a	5.5.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for bicycle, pedestrian and equestrian trail systems.
	5.6	Cultural and Natural Heritage
n/a	5.6.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification, protection, preservation and enhancement of local heritage.
n/a	5.6.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation and protection of the heritage value and character of historic coastal settlement patterns and remains.
	5.7	Economic Opportunities
n/a	5.7.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address economic opportunities that are compatible with conservation of resources and protection of community character.
	5.8	Health and Well-being
✓	5.8.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address their community's current and projected housing requirements and the long-term needs for educational, institutional, community and health-related facilities and services, as well as the cultural and recreational facilities and services.

	POLICY STATEMENT COMPLIANCE
✓	<i>In compliance with Trust Policy</i>
	<i>Not in compliance with Trust Policy for the following reasons:</i>

PROPOSED

LASQUETI ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 104

A BYLAW TO AMEND LASQUETI ISLAND LAND USE BYLAW NO. 78, 2005

The Lasqueti Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the Lasqueti Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

1. Citation

This bylaw may be cited for all purposes as “Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 2, 2024”.

2. Lasqueti Island Local Trust Committee Bylaw No. 78, cited as “Lasqueti Island Land Use Bylaw No. 78, 2005”, is amended as per Schedule “1” attached to and forming part of this bylaw.

READ A FIRST TIME THIS	16 TH	DAY OF	DECEMBER	, 2024
READ A SECOND TIME THIS	27 TH	DAY OF	FEBRUARY	, 2025
PUBLIC HEARING HELD THIS	27 TH	DAY OF	FEBRUARY	, 2025
READ A THIRD TIME THIS	27 TH	DAY OF	FEBRUARY	, 2025

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS

_____	DAY OF	_____	20____
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ADOPTED THIS	_____	DAY OF	_____	20____
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Chair

Secretary

**LASQUETI ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 104**

Schedule "1"

1. **Schedule "A"** of Lasqueti Island Land Use Bylaw No. 78, 2005 is amended as follows:

1.1. **PART 4 ZONE PROVISIONS**, Section **4.2. LAND BASED (LB)**, is amended by adding the following new Subsection after Subsection (3) **Regulations**:

"(4) Site Specific Regulations

(a) The regulations listed in Subsections (1) through (3) of this Section apply to the land identified on Schedule B (Land Use Zoning Map) by the Site Specific Zone listed in the table in Article (b) of this Subsection, except as varied by the relevant Site Specific Regulation.

(b)

Site Specific Zone	Site Specific Regulation
LB (1)	In addition to the Permitted Uses listed in Subsection (1) of this Section, fibre-optic cable telecommunication public service utility is a permitted use.

1.2. **PART 4 ZONE PROVISIONS**, Section **4.14. MARINE CONSERVATION (M1)**, is amended by adding the following new Subsection after Subsection (2) **Permitted Structures**:

"(3) Site Specific Regulations

(a) The regulations listed in Subsections (1) through (2) of this Section apply to the land identified on Schedule B (Land Use Zoning Map) by the Site Specific Zone listed in the table in Article (b) of this Subsection, except as varied by the relevant Site Specific Regulation.

(b)

Site Specific Zone	Site Specific Regulation
M1 (1)	In addition to the Permitted Uses listed in Subsection (1) of this Section, fibre-optic cable telecommunication public service utility is a permitted use. In addition to the Permitted Structures listed in Subsection (2) of this Section, fibre-optic cable is a permitted structure.

1.3. **PART 4 ZONE PROVISIONS**, Section **4.15. MARINE GENERAL (M2)**, is amended by adding the following new Subsection after Subsection (3) **Regulations**:

"(4) Site Specific Regulations

(a) The regulations listed in Subsections (1) through (3) of this Section apply to the land identified on Schedule B (Land Use Zoning Map) by the Site Specific

Zone listed in the table in Article (b) of this Subsection, except as varied by the relevant Site Specific Regulation.

(b)

Site Specific Zone	Site Specific Regulation
M2 (1)	In addition to the Permitted Uses listed in Subsection (1) of this Section, fibre-optic cable telecommunication public service utility is a permitted use. In addition to the Permitted Structures listed in Subsection (2) of this Section, fibre-optic cable is a permitted structure.

- 1.4. **PART 4 ZONE PROVISIONS**, Section **4.22. MULTI USE RAMP (M9)**, is amended by adding the following new Subsection after Subsection (3) **Regulations**:

“(4) Site Specific Regulations

- (a) The regulations listed in Subsections (1) through (3) of this Section apply to the land identified on Schedule B (Land Use Zoning Map) by the Site Specific Zone listed in the table in Article (b) of this Subsection, except as varied by the relevant Site Specific Regulation.

(b)

Site Specific Zone	Site Specific Regulation
M9 (1)	In addition to the Permitted Uses listed in Subsection (1) of this Section, fibre-optic cable telecommunication public service utility is a permitted use. In addition to the Permitted Buildings and Structures listed in Subsection (2) of this Section, fibre-optic cable is a permitted structure.

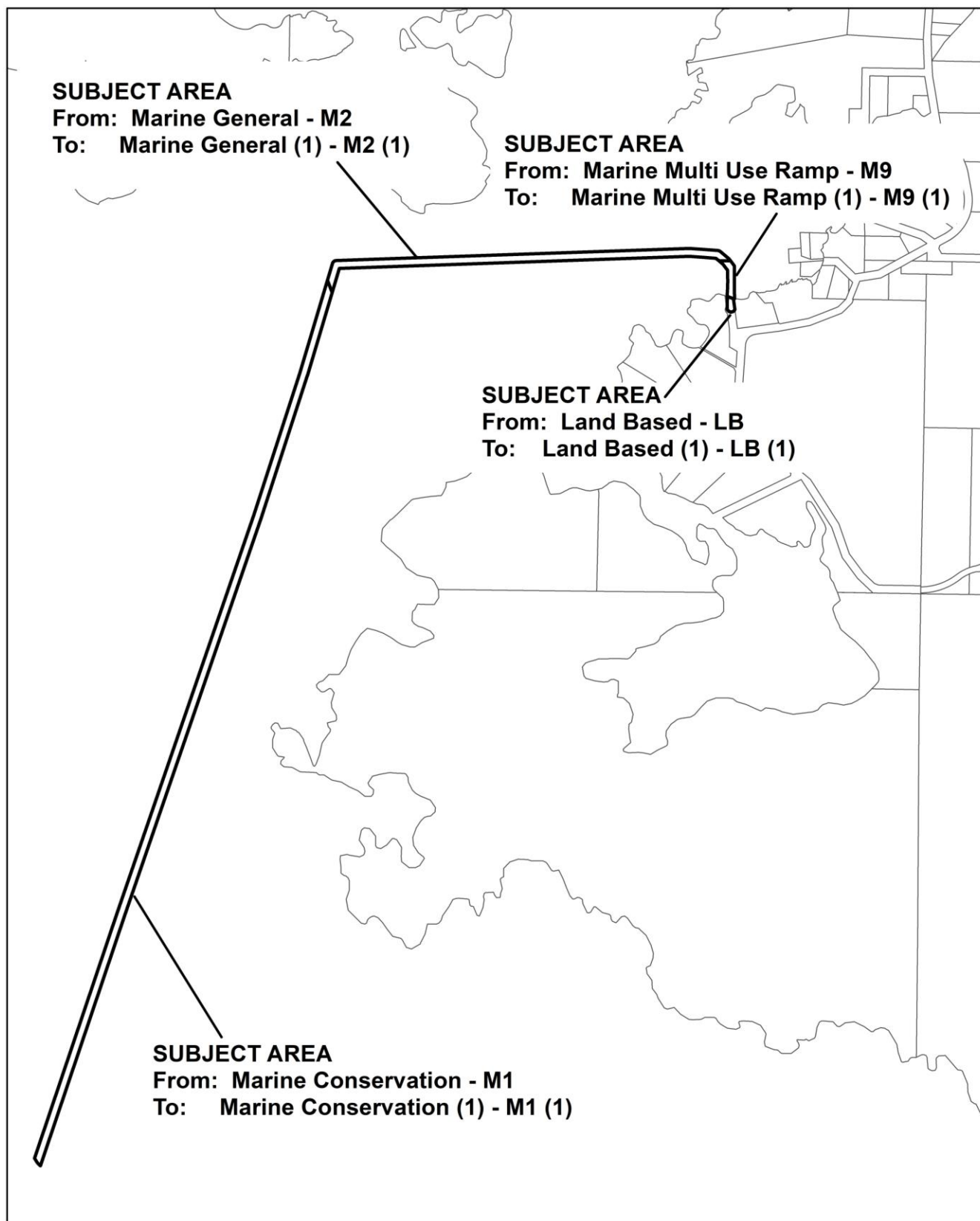
- 1.5. **PART 3 GENERAL PROVISIONS**, Section **3.5 Siting and Setback Provisions**, Subsection (4) **Minimum Setback for Buildings and Structures from the Natural Boundary of the sea**, Article (a) is amended by adding the words “fibre-optic cable,” after “boathouse,”.

2. **Schedule “B”** of Lasqueti Island Land Use Bylaw No. 78, 2005 is amended as follows:

- 2.1 Schedule “B” – is amended by changing the zoning classification to site specific zones as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule “B” of Bylaw No. 78 as are required to effect this change.

**LASQUETI ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 104**

Plan No. 1



BRIEFING

To: Executive Committee **For the Meeting of:** March 11, 2025
From: Financial and Employee Services – HR **Date Prepared:** March 26, 2025
SUBJECT: Enhancing Elected Officials Mental Health Benefits

PURPOSE:

To provide Executive Committee (EC) with information on options to enhance mental health supports for trustees under the UBCM extended benefit plan for elected officials.

BACKGROUND:

At its meeting on February 26, 2025 EC passed the following resolution:

that Executive Committee request staff to report back on options and costs for additional mental health and benefits for trustees.

Current Scenario:

Islands Trust enrolls trustees in the Enhanced Benefit Plan (administered by Pacific Blue Cross) via UBCM's Group Benefits Plan for Elected Officials, as well as the Employee and Family Assistance Plan (EFAP). Mental health coverages under these plans are as follows:

- Enhanced Benefits Plan - \$300/year for registered psychologists and Online Cognitive Behavioral Therapy. Clinical counsellors are not included in this coverage.
- EFAP – Delivered through Homewood Health, short term counselling services include telephone assessment, consultation, resources, support, advice and coaching on a full range of issues faced by individuals, parents, families, teens, and young adults. Homewood Health determines how many sessions will be covered per issue, on a case-by-case basis.

Historically, there has been no option to enhance or revise coverage levels provided in the standard elected official plan, due to Islands Trust staff not being part of the UBCM benefit plan, as noted in the [Group Insurance for Elected Officials – 2022 Plan Guide](#) which states:

“Extended Health and Dental

For those local governments that have their staff benefits through the UBCM Group Benefits Plan, there is the option to provide your elected officials with the same level of benefits/plan design that you provide to your non-union staff for Extended Health and Dental. Under this approach, the existing group rates for the non-union staff plan would apply.

If you do not have staff benefits under the UBCM Group Benefits Plan, or you do not wish to provide the same level of benefits to Elected Officials, then you can choose a standard package.”

Possible Scenario:

Staff has reached out to UBCM to understand if options available to Islands Trust have changed given recent province-wide conversations acknowledging mental health coverage for elected officials is considered insufficient given the current day context they are working in. We have learned that Pacific Blue Cross has given approval for Islands Trust to increase annual coverage under the Enhanced Benefit Plan to match coverage provided to staff, despite the fact that our staff plan is held elsewhere.

Enhancing trustee coverage to the level of staff coverage would provide \$750/year (a \$450/year increase), and will now include coverage for Clinical Counsellors.

Cost Impact: The cost to enhance this coverage is a 3.5% price increase, which is \$193/month or \$2,314/year.

Timing: If desired, this change may be actioned at any time via UBCM/PBC.

ATTACHMENT(S):

None.

FOLLOW-UP:

As directed. Should EC support enhancement of mental health benefits for trustees, they should make a recommendation to Trust Council for its decision.

Prepared By: J. Mobbs, Financial and Employee Services

Reviewed By/Date: CAO/February 27, 2025

Employee Services Coordinator/February 28, 2025

From: Alan Ett <[REDACTED]>
Sent: Saturday, February 22, 2025 10:25 AM
To: Executive Admin
Subject: Bittancourt rezoning

To whom it may concern -

I, and I believe most of the island inhabitants, are desperate for this rezoning to take place. The conditions that the Islands Trust staff want put on this rezoning make the project untenable and it will come to a grinding halt. We cannot allow this to happen for the welfare of everyone on not only Salt Spring Island, but all the southern gulf islands. Our elected Trustees understand the importance of this and are in favor of this passing. Do not allow unelected employees, who may have a separate agenda, to endanger the future success of Lady Minto Hospital, on which so many of us rely.

Thank you for your consideration.

Alan Ett
CEO
AECG LLC
[REDACTED]
Salt Spring Island, BC [REDACTED]
Canada
[REDACTED]
[REDACTED]

From: Cathy Fernandes [REDACTED]
Sent: Saturday, February 22, 2025 1:04 PM
To: Executive Admin
Subject: Fwd: Sea Breeze Hotel Re Zoning SUPPORT this Rezoning

I am in total agreement with my husband.
It would be very short sighted not to proceed
with 18 long term rental units that would accommodate hospital staff and be beneficial
to our community.
Thank you!
Catherine Fernandes

Sent from my iPhone

Begin forwarded message:

From: Drew Fernandes [REDACTED]
Date: February 22, 2025 at 10:45:14 AM PST
To: execadmin@islandstrust.bc.ca
Subject: Sea Breeze Hotel Re Zoning SUPPORT this Rezoning

Hello,

I am writing to express my strong support for the rezoning of the former 26-room Sea Breeze Hotel to accommodate 18 long-term rental units for Lady Minto Hospital staff. Ensuring stable housing for healthcare workers is a critical priority and should take precedence over other potential uses for this site.

I understand that while the elected Trustees have approved this project, Islands Trust staff have raised concerns about its alignment with the Official Community Plan (OCP) regarding density and are placing restrictive conditions on approving the rezoning of this project. However, the Trustees have already voted in favor of the rezoning, and the conditions imposed by staff, which make it unfeasible to proceed, do not serve the best interests of our community.

Reducing the number of units from 26 short-term hotel rooms to 18 long-term rental units is both reasonable and essential, given the urgent need for stable

housing—particularly for those who sustain our healthcare system.

It is concerning that non-elected Islands Trust staff are imposing conditions that contradict the decision of the elected Trustees, effectively blocking this much-needed project. I urge you to respect and implement the direction of the elected Trustees and the broader Island community.

I strongly encourage Islands Trust staff to fully support this rezoning, recognizing the critical need for workforce housing and the clear mandate from the Trustees. Any delays or opposition based on bureaucratic interpretations rather than community well-being would be a disservice to both hospital staff and the broader community.

Thank you for your time and consideration.

Sincerely, Drew Fernandes

Drew Fernandes

[Redacted signature line]

[Redacted signature line]

[Redacted signature line]

From: Drew Fernandes [REDACTED]
Sent: Saturday, February 22, 2025 10:45 AM
To: Executive Admin
Subject: Sea Breeze Hotel Re Zoning SUPPORT this Rezoning

Hello,

I am writing to express my strong support for the rezoning of the former 26-room Sea Breeze Hotel to accommodate 18 long-term rental units for Lady Minto Hospital staff. Ensuring stable housing for healthcare workers is a critical priority and should take precedence over other potential uses for this site.

I understand that while the elected Trustees have approved this project, Islands Trust staff have raised concerns about its alignment with the Official Community Plan (OCP) regarding density and are placing restrictive conditions on approving the rezoning of this project. However, the Trustees have already voted in favor of the rezoning, and the conditions imposed by staff, which make it unfeasible to proceed, do not serve the best interests of our community.

Reducing the number of units from 26 short-term hotel rooms to 18 long-term rental units is both reasonable and essential, given the urgent need for stable housing—particularly for those who sustain our healthcare system.

It is concerning that non-elected Islands Trust staff are imposing conditions that contradict the decision of the elected Trustees, effectively blocking this much-needed project. I urge you to respect and implement the direction of the elected Trustees and the broader Island community.

I strongly encourage Islands Trust staff to fully support this rezoning, recognizing the critical need for workforce housing and the clear mandate from the Trustees. Any delays or opposition based on bureaucratic interpretations rather than community well-being would be a disservice to both hospital staff and the broader community.

Thank you for your time and consideration.

Sincerely, Drew Fernandes

Drew Fernandes

[REDACTED]

[REDACTED]

[REDACTED]

From: Derrick Milton [REDACTED]
Sent: Saturday, February 22, 2025 12:04 PM
To: Executive Admin
Subject: Hospital Housing

To whom it may concern,

It has come to my attention that Trust staff are proposing unreasonable and irrational conditions for the Brittaincourt project.

The suggestion that conversion to long term housing would increase effective density is wrong. Converting the Seabreeze to long term housing will reduce the environmental footprint compared to operating as a motel. Reducing from 26 to 18 units will reduce the number of people and traffic. There will be fewer people with far less water and sewage demand. The water consumption for laundry in motels far exceeds the water use of the average home.

With regard to the conditions for affordability - that too is counterproductive. Affordable housing is a noble goal. Any increase in housing supply will reduce home prices and rent. The Seabreeze conversion is not financially practical if it must adhere to the price based on average median income. The project is financially practical if reasonable rents are permitted.

The overall effect of this project is to ensure the Islands maintain a local hospital. The byproduct will be to increase long term housing in an environmentally desirable location. The past tradition of carving up the land into large lots for the gentry is not consistent with environmental preservation. The Trust's large lot policy, based on "preserving rural character", is the most environmentally destructive method of development imaginable. The basic tenets of environmental sustainability demand the preservation of large contiguous natural spaces uninterrupted by fences, clear cutting, homes, roads and infrastructure. We need more density close to amenities and infrastructure. The other tenet of environmental sustainability is a diverse local economy. The hospital and its staff are part of that local economy.

The Seabreeze conversion is an ideal development plan and does not even suffer with NIMBY resistance. Please ensure this project is successful.

Sincerely,

Dr Derrick Milton, B.Sc.(ecology), D.V.M., MRCVS.
Long time Saltspring resident and former SSI business owner.

[REDACTED]
[REDACTED]

Hospital Housing

From: Gillean Proctor [REDACTED]
Sent: Saturday, February 22, 2025 5:56 PM
To: Executive Admin
Subject: Bittancourt Rezoning

To Members of the Islands Trust Executive Committee,

I'm writing in support of the Lady Minto Hospital Bittancourt accommodation project. I urge you to approve the rezoning of this property so that this project to go forward immediately.

At a time when Lady Minto Hospital is very short staffed due to the serious housing shortage on Salt Spring Island, it would be an absolute travesty if you do not allow this accommodation project to proceed.

Please ensure that any necessary zoning change is implemented immediately!

It is imperative that this housing project is completed as soon as possible in order that Lady Minto Hospital can continue its great work serving the people of the Gulf Islands and British Columbia.

Thank you.

Gillean Proctor and Georgia Taylor
Salt Spring Island

From: John Cowhig [REDACTED]
Sent: Saturday, February 22, 2025 3:46 PM
To: Executive Admin
Subject: Support for approval for Lady Minto Housing --from a long-time resident of Salt Spring Island

To: Executive Committee

Years ago, my life was saved by Lady Minto Hospital and its devoted, overworked doctors, nurses, and staff.

As we know, since then, through hard work and generous donations, Lady Minto has been expanded to meet today's needs. This is wonderful.

But it's been frightening to see, year after year, the delays in creating housing for hospital staff. Clearly, this means people will suffer or even die—probably already have. Not to mention the stress and burnout for hospital staff, who are pushed beyond their limits because of staff shortage caused by lack of housing.

Please have compassion for the residents of Salt Spring and neighbouring islands, who cherish Lady Minto—it's our safety belt— and need it to run at its full potential. Please take the advice of Salt Spring Island's local trustees, who represent the island and know what is best, taking all factors into account.

Sincerely,
John Cowhig
[REDACTED]

From: J. Cunningham [REDACTED]
Sent: Saturday, February 22, 2025 12:05 PM
To: Executive Admin
Subject: Bittancourt/Seabreeze property / salt spring island

To the executive committee of islands trust,

Having worked on this project through the hospital foundation, I am intimately aware of the challenges facing the preservation of Lady Minto Hospital due to the lack of affordable housing on our island and the work of the Foundation in seeking a solution which benefits the hospital and the island community.

Please accept the decision of our Local Trustees who are supporting the rezoning of the Bittancourt property without conditions. Our SSI local trustees have studied this application and have decided there is significant and material context which allows this within our OCP. The reason we chose to elect local trustees was to contribute local knowledge and expertise to decisions made at islands trust.

We are all stakeholders in this project and any further delay would be a nail in the coffin for this opportunity to provide 18 units of affordable housing for health care staff.

Sincerely, Janet Cunningham

Resident of SSI

Past chair and member of the housing committee and fundraising committee of
Lady Minto Hospital Foundation

Sent from my iPad

From: Peter Grove [REDACTED]
Sent: Saturday, February 22, 2025 11:44 AM
To: Executive Admin
Cc: Julian Clark; Alan Ett
Subject: Bittancourt/Seabreeze property

I write to urge you to approve the decision of our local trustees on Salt Spring Island to move the rezoning of this property forward. This development is urgently needed by our community and should be encouraged and expedited. The main reasons for this are as follows:

- Health care services on Salt Spring island are being critically threatened due to a shortage of healthcare workers, primarily as a result of a lack of affordable housing on the island
- Our Local Trustees who, as Salt Spring Island's elected representatives, are best positioned to determine whether this rezoning is aligned with the OCP and consistent with the Islands Trust Policy Statement, support the project.
- The Lady Minto Hospital Foundation affordable housing project for healthcare workers is urgently needed, is on track for completion by the fall of 2025 and must not be further delayed
- The staff report is far too narrow in its interpretation of the Official Community Plan and omits significant and material context that the SSI Local Trustees took into account when approving the rezoning

Thank you for your attention to this matter. I look forward to a positive outcome.

Sincerely,

Peter Grove
Past Trustee
Salt Spring Island
[REDACTED]
[REDACTED]

From: Deborah J. CARLSON [REDACTED]
Sent: Sunday, February 23, 2025 8:42 AM
To: Executive Admin
Subject: Lady Minto Housing

To Executive Committee. Islands Trust .

We urge you to approve the refining of Seabreeze property without conditions so Saltspring can bring more healthcare workers to the island by providing affordable housing.

Lady Minto Hospital is at risk . Our health care services are being critically threatened.

This project must not be delayed any further; it has already been delayed due to vacating issues.

Please support the decision of our local Trustees took in support of the rezoning.

Sincerely,
Deborah Carlson
Donald Carlson
[REDACTED]

From: Derek & Betsy [REDACTED] >
Sent: Sunday, February 23, 2025 9:42 AM
To: Executive Admin
Subject: Dire need for medical personnel housing

Hello,

Having lived here for 31 years and built or renovated 3 homes, we have been constantly frustrated by the building, zoning, bylaw, department. While we applaud some controls and oversight, we have felt they were over zealous in most cases

- The key points we need to make are:
 - Healthcare services on Salt Spring Island are being critically threatened due to a shortage of healthcare workers, primarily as a result of a lack of affordable housing on the island
 - Urge the Executive Committee to accept the decision of our Local Trustees who, as Salt Spring Island's elected representatives, are best positioned to determine whether this rezoning is aligned with the OCP and consistent with the Islands Trust Policy Statement
 - The Lady Minto Hospital Foundation affordable housing project for healthcare workers is urgently needed, is on track for completion by the fall of 2025 and must not be further delayed
 - The staff report is far too narrow in its' interpretation of the Official Community Plan and omits significant and material context that the SSI Local Trustees took into account when approving the rezoning
- Sincerely,
- Derek Hill

--

Betsy Johnston & Derek Hill

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: Don's Gmail [REDACTED]
Sent: Sunday, February 23, 2025 8:00 PM
To: Executive Admin
Subject: Bittancourt/Seabreeze:

Dear Council,

I urge you to approve the rezoning of the Betancourt/Seabreeze property so construction can move forward to completion.

It sounds like the staff are a little too full of their own importance, and are trying to demonstrate that by over ruling the ELECTED REPRESENTATIVES.

Donald C James

Bittancourt/Seabreeze:

From: Mary Kastle [REDACTED]
Sent: Sunday, February 23, 2025 11:06 PM
To: Executive Admin
Subject: Support for rezoning Seabreeze Inn

Hello,

I'm writing to voice my support for the rezoning of the Seabreeze Inn.

Our family has personally felt the effects of the critical shortage of healthcare workers on Salt Spring. It's understood that this staffing issue is in large part due to the lack of affordable housing on the island.

We encourage you to accept the decision of the Local Trustees, who have a deep knowledge of our OCP and understand how to reasonably support this project within its parameters.

This project is moving forward and on track for completion in the fall of 2025. It will be a boon for this community!

Thank you,
Mary Kastle

From: Robert Jones [REDACTED]
Sent: Sunday, February 23, 2025 9:28 AM
To: Executive Admin
Subject: housing for health care workers

We read in the Driftwood that Islands Trust staff are attempting to delay yet further the long delayed conversion of the SeaBreeze motel to hospital housing despite the fact that the project has the full support of the elected Trustees. We urge the Executive Committee to put this issue on the 26th Feb. meeting and support our local Trustees. It is long past time for this essential project to be completed. It is unacceptable that ill defined fine print should put an essential project at risk.

Thank you for reading.

Bob Jones and Dorothy Finnigan

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: Wieland Wettstein [REDACTED]
Sent: Sunday, February 23, 2025 11:45 AM
To: Executive Admin
Subject: Bittancourt/Seabreeze Rezoning

Dear Executive Committee,

We have been long time financial supporters of the Lady Minto Hospital Foundation.

The rezoning of the Bittencourt/Seabreeze property is critical to the future of health care on Salt Spring, our local Island Trust trustees understand this, and are fully supportive of this rezoning.

Unfortunately, the conditions that Staff wish to impose on the rezoning make it impossible for the project to go ahead. Staff seems to be determined to override the wishes of our elected representatives, based on their very narrow interpretation of the official community plan.

As you must be aware, health care on Salt Spring is critically threatened as a result of a shortage of health care workers. The primary reason for this is that the workers we need have limited options for affordable accommodation. The Foundation is attacking this problem with its plans for the Bittencourt/Seabreeze property. There is no doubt that the Community is on side with this project, and that is reflected in the support of our elected representatives.

This should not be a controversial decision. Please do not let unelected staff override the clear wishes of our elected representatives and our Community.

With respect,

Wieland and Susan Wettstein
[REDACTED]

From: Corey Johnson [REDACTED]
Sent: Monday, February 24, 2025 10:05 AM
To: Executive Admin
Subject: Bittancourt Staff housing project

Dear Executive Committee,

I am writing to you today to express the importance of the Bittancourt Staff housing project to the Salt Spring Island Community.

This project will allow more housing availability for our hospital staff who serve our community directly and on the front lines. Without support workers in our hospitals our community cannot sustain itself through the pressure of the opioid crisis, the mental health challenges we face, or the aging population which access our healthcare system every day.

Salt Spring Island also has many Trades people, workers and businesses which rely on emergency services when disaster strikes through a workplace injury or accident. Without these vital services the costs in WCB regulations skyrocket and business can't afford to remain on Salt Spring Island.

I understand that there are procedural pieces to the rezoning and that the time frame is inconvenient to the government process, but we need to find ways to prioritize projects of high community need, and remove the barriers that stand in their way.

Please approve the rezoning of this project or at the very least find a way to ensure the project maintains its timeline.

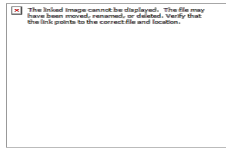
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Corey Johnson



**Island Marine Construction
Services Ltd.**





<http://islandmarine.ca/>

The information in this email and attachments is privileged and confidential and exempt from disclosure. This information is intended only for the use of the individual to whom it is addressed. If you have received this communication in error you are hereby notified that your review, dissemination or copying of this information is prohibited. Please contact our office immediately and destroy the communication.

Thank you.

From: Fennell, Sharon [ISLH] [REDACTED]
Sent: Monday, February 24, 2025 12:26 PM
To: Executive Admin
Cc: Dan Muzyka; Julian Clark
Subject: Island Health support for rezoning request
Attachments: Ltr to PLuckham, Chair, Island Trusts Executive Committee Feb 24, 2025.pdf

Good Afternoon Mr. Luckham

Please find the attached letter on behalf of Kathy MacNeil, President and CEO of Island Health.

Kind regards

**Sharon Fennell | Island Health | Executive Assistant to
Kathy MacNeil, President and Chief Executive Officer**
Email: [REDACTED]

OUR VISION:

Excellent health and care for everyone,
everywhere, every time.



February 24, 2025

Mr. Peter Luckham
Chair, Island Trusts Executive Committee
execadmin@islandstrust.bc.ca

Dear Mr. Luckham,

As you may know, Saltspring Island is experiencing a shortage of health care workers and affordable housing. We are writing to express Island Health's strong support of the rezoning request for the Lady Minto Hospital Foundation's housing project at 101 Bittencourt Rd. This project is a much-needed asset for the community as it will be crucial in attracting and retaining the skilled workforce and talent necessary to sustain and enhance local healthcare services.

On February 13th, the Saltspring Island Local Trustees voted in favor of the rezoning application without conditions. They have also completed three readings of the relevant bylaw revision. We fully support their decision and respectfully urge the Islands Trust Executive Committee to approve the rezoning.

We appreciate the Executive Committee's careful consideration of this important matter. Approving the rezoning will be a significant step toward ensuring access to quality healthcare by helping to attract and retain the professionals needed to serve the community of Saltspring Island.

Sincerely,



Kathryn MacNeil
President & CEO

Cc: Julian Clark, Chair, Lady Minto Hospital Foundation
Dan Muzyka, Treasurer, Lady Minto Hospital Foundation

From: Jon Wilson [REDACTED]
Sent: Monday, February 24, 2025 11:21 AM
To: Executive Admin
Subject: Urgent Support for Rezoning – Healthcare Worker Housing

Dear Executive Committee,

I am writing to urge you to approve the rezoning of the Bittancourt/Seabreeze property without any conditions that would delay or hinder the progress of the Lady Minto Hospital Foundation's affordable housing project for healthcare workers.

Healthcare services on Salt Spring Island are under threat due to a severe shortage of healthcare workers, largely driven by a lack of affordable housing. This project is vital to ensure we continue to attract and retain healthcare professionals on the Island, allowing Lady Minto Hospital to serve the community now and into the future.

The Local Trustees have carefully considered this rezoning and have voted in favor of it, recognizing its alignment with the OCP and Islands Trust Policy Statement. The staff report, however, offers a narrow interpretation of the plan and overlooks crucial context that the Local Trustees took into account.

This affordable housing project is on track to be completed by fall 2025, but any further delays would only worsen the crisis we are facing. I strongly encourage the Executive Committee to respect the decision of the Local Trustees and approve the rezoning without conditions.

We must ensure that Salt Spring Island remains a place where healthcare workers can live and thrive, ensuring access to the care we all rely on.

Thank you for your attention to this critical matter.

Sincerely,

Jon Wilson
WILCO CONSTRUCTION LTD.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: Walter Stewart - [REDACTED]
Sent: Monday, February 24, 2025 1:28 PM
To: Executive Admin
Subject: Rezoning of the Sea Breeze Inn site on Salt Spring

I write to urge the Executive Committee to accept the recommendation of the Salt Spring Local Trustees to permit the rezoning of the former Sea Breeze Inn site to enable affordable housing for health care workers on Salt Spring. Affordable housing for workers on Salt Spring is an issue that touches all sectors of employment on the island, none more so than Health Care. The proposal for the redevelopment of the Sea Breeze is entirely in keeping with critical island needs. Affordable housing for health care workers will reduce pressure on the limited supply which will have a salutary effect on all other sectors.

Perhaps even more critically, affordable housing for health care workers will ensure a more consistent standard of health care on the island. Unfilled positions at the Lady Minto Hospital have resulted in emergency room closures, shipping patients off the island who need overnight care, and cancellation of appointments for a variety of diagnostic services. The Lady Minto Hospital and the its Foundation will have made it clear to you that a lack of affordable housing is the biggest impediment by some margin to maintaining a full complement of staff.

The Salt Spring Island Foundation's vision that motivates all our work is *A Healthy and Caring Community*. The Sea Breeze redeveloped is completely aligned with that vision.

Walter Stewart, Chair

[REDACTED]
[REDACTED]
[REDACTED]



From: Carol Henriquez [REDACTED]
Sent: Tuesday, February 25, 2025 11:33 AM
To: Executive Admin
Subject: Re housing for the hospital

We support Dr John Cassils and others on their position re the housing. Letter already sent by him.
We have benefited enormously from the hospital being there and the quality of the staff Yours truly,
Carol and Richard Henriquez
[REDACTED]

Sent from my iPhone

From: [REDACTED]
Sent: Tuesday, February 25, 2025 11:23 AM
To: Executive Admin
Subject: Bittancourt/Seabreeze redevelopment

To whom it may concern:

For the sake of perspective, the Executive Committee should understand what is at stake with respect to the opposition and erroneous interpretation of the OCP by the Islands Trust staff regarding Bittancourt/Seabreeze property.

First, I am sure that no one person does not appreciate the benefit and privilege of having the Lady Minto Hospital to serve the islands. But it should be understood that there are limitations to serving and staffing the hospital and functions that Island Health is willing to provide without significant support from Salt Spring Islanders and the Island Trust. After all, there is a \$1.8 billion hospital being built in Cowichan that is going to consume a massive amount of Island Health operating cash and compete for workers. In other words, Salt Spring Island, its OCP, and its Trustees and Executive need to understand that we must make it attractive to get hospital workers, clinicians, etc. and we must lessen what burdens we can on Island Health. Salt Spring Island without a functioning Lady Minto Hospital will make it much easier to consolidate health service to the new Cowichan hospital. These kinds of steps have been done in the past rural BC.

Second, the elected Trustees representing the people of Salt Spring concluded that the rezoning of the property is aligned with the OCP and that the staff report is far too narrow in its' interpretation of the Official Community Plan and omits significant and material context that the SSI Local Trustees considered when approving the rezoning. Furthermore, the Trustees have concluded that the rezoning is consistent with the Islands Trust Policy Statement that is set to guide the Island's Trust work.

Perhaps it is not surprising that the staff are interpreting the OCP with respect to the development as it is. They seem to narrowly interpret the OCP to their biases. That is not unusual, but it is certainly not solving the problem. And the problem is that housing for critical hospital workers is endangering the ability of the hospital to function near term and long term which is contrary to the OCP. It is almost inconceivable that prioritizing affordable and temporary housing for hospital workers is contrary to the OCP. One cannot imagine that sustainable health care services is not considered an essential service and critical to "a healthy and safe community."

The Island Trust Executive Committee should overwhelmingly approve the development of the Lady Minto housing renovation of the existing Seabreeze property. It does not

impose any kind of excessive burden on infrastructure and provides a critical service to the Islands health services.

Best regards,
DMHall

From: Henri Procter [REDACTED]
Sent: Tuesday, February 25, 2025 11:20 AM
To: Executive Admin
Subject: Seabreeze

I understand there is one last hurdle stopping the former seabreeze to get its final approval for residences for hospital staff As you know we have a new emergency ward, but not enough staff to fill the required vacancies.

We are so very fortunate to have this facility. The only fly in the ointment is the final approval from the Islands Trust staff The trustees have approved it, the public have funded it, the building is ready. Is there a way to make this work for all parties?

We are frankly desperate

Thank you in advance

Henri Procter

Henri Wipperman (aka Procter)

Seabreeze

From: Jenny McClean [REDACTED]
Sent: Tuesday, February 25, 2025 3:18 PM
To: Executive Admin; David Maude; Timothy Peterson; Peter Luckham
Cc: Laura Patrick; news@gulfislandsdriftwood.com
Subject: Application for the rezoning of the former Seabreeze Inne at 101 Bittancourt Road, SSI

Dear Executive Administrator, Executive Committee members, Island Trust trustee and news,

I am following along with the news that the Salt Spring Island Trust voted on Feb. 13 to approve allowing a rezoning of 101 Bittancourt from commercial to residential.

"Salt Spring Hospital Foundation was granted a zone change from commercial to residential for an 18 unit housing development at the former Seabreeze Inne, with no requirement for a housing agreement. This zone change will stand if approved by the Island Trust Executive Committee."

From the Feb. 19 Driftwood article written by Rob Maggley, "LMHF board chair Julian Clark said that project would indeed fall apart under the suggested housing agreement, which in part would mandate rents stay below 30 % of the area's median income — some \$38K per year on Salt Spring Island, he said, according to Statistics Canada."

There is considerable conflict of interest in how this situation is being handled by the Islands Trust. Islands Trust trustee Jamie Harris is also the admin of a blog opposing the Islands Trust and the agent responsible for paid ads promoting the public to write in to all members of the Exec Committee and our MLA to advise to plead to have the Exec. Committee approve the zoning change while going outside of the OCP plans for affordable housing for Salt Spring Island community.

The ads also claim that it is red tape caused by the Islands Trust that is causing difficulty for the Lady Minto Hospital Foundation.

It is very difficult for me to understand how a person who is paid to be an elected trustee of Islands Trust can also be allowed to try to create influence with paid ads on social media to influence decisions with legal ramifications.

This could lead to a legal issue.

I do not understand how a trustee can stand up for housing for hospital staff while rejecting the need for rent control when we know that the reason for supporting the Seabreeze inne redevelopment is to provide affordable housing for workers who cannot otherwise afford to live here. To see that the planning process and visioning process are being put aside to create unaffordable housing shows a lack of concern for helping the staff who work at the hospital. I implore you to add a covenant for affordability for the Seabreeze housing project. It is necessary to build housing that can be afforded by hospital workers, not just housing to create profit that cannot be afforded by the workers.

Sincerely,
Jenny McClean

From: Tarah Stafford [REDACTED]
Sent: Tuesday, February 25, 2025 11:22 AM
To: Peter Luckham; Tobi Elliott; David Maude; Timothy Peterson; Executive Admin
Cc: BC Green Party MLA Rob Botterell; BCNDPCaucus@leg.bc.ca
Subject: Rezoning of property for Lady Minto housing

Re: Bittancourt rezoning on Salt Spring Island

Dear Executive Committee:

I am writing to express my strong support for the proposed rezoning of the Seabreeze property on Fulford-Ganges. Providing housing for Lady Minto Hospital staff is absolutely essential for the well-being of our entire community. The hospital's ability to attract and retain qualified medical professionals is directly linked to the availability of affordable housing, and this rezoning is a crucial step towards addressing that need.

I have witnessed firsthand, many times the invaluable role Lady Minto plays in our lives. We are so fortunate to have this vital resource on the island. The thought of Lady Minto facing further service reductions due to staffing shortages is deeply concerning.

I understand that our Local Trustees have voted to move ahead with the rezoning. As the people that we elected on Salt Spring to represent our interests, I would expect that they not only are in the best position to determine whether this rezoning is aligned with the OCP and consistent with the Islands Trust Policy Statement but are also acting on the will of the people of the island.

Our Official Community Plan emphasizes the importance of a "resident-centred" community with "economic opportunities to support a broad range of people." Lady Minto is the cornerstone of that vision. Without a fully staffed hospital, our community's future is at risk. Supporting the hospital by providing housing for its staff is the most direct way to ensure Salt Spring remains a vibrant and sustainable place to live.

If we prioritize OCP language that seems, at best, open to interpretation, and at worst, detrimental to the very people the OCP is meant to protect over the fundamental values of community and compassion enshrined in our OCP, what whispers of regret will haunt our island when the price of our inaction is measured in lives lost – a chilling testament to our failure to read not just the rules, but the essential needs of our community?

Please include my name among those who **support the rezoning of the Seabreeze property without conditions that make it impossible to implement.** This is a vital initiative that will benefit all residents of Salt Spring Island.

Sincerely,

Tarah Stafford
Salt Spring Island Resident

From: Aubrey [REDACTED]
Sent: Wednesday, February 26, 2025 7:14 AM
To: Executive Admin
Subject: Fwd: Proposed Bylaw No. 542 – PLRZ20240251, 101 Bittancourt Rd.

**Subject: Re: Proposed Bylaw No. 542 – PLRZ20240251,
101 Bittancourt Rd.**

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Peter Luckham, Chair
Islands Trust Council
200-1627 Fort Street
Victoria, BC V8R 1H8

Re: Proposed Bylaw No. 542 – PLRZ20240251, 101 Bittancourt Rd.

Dear Mr. Luckham,

I am writing to express my concern regarding the potential delay in the Lady Minto Foundation's much-needed hospital worker housing project at 101 Bittancourt Road. As you are aware, our

community faces a critical shortage of housing for essential healthcare staff, and any postponement in approving the necessary bylaw amendments could have serious consequences for both the hospital and the residents who rely on its services

The Lady Minto Foundation has taken commendable steps to address this pressing issue, and it is vital that the rezoning process moves forward without unnecessary obstacles. Our healthcare system depends on the ability to attract and retain skilled workers, and without suitable housing, we risk losing them to other communities.

I urge the Islands Trust to prioritize the approval of Bylaw No. 542 and ensure that this important project is not subject to avoidable delays. Supporting this initiative will demonstrate a commitment to the well-being of Salt Spring Island's residents and the sustainability of our local healthcare services. Blocking this proposal will potentially create adverse publicity for the Trust which cannot be good.

Thank you for your time and consideration. I appreciate your efforts in addressing this matter and look forward to your response.

Sincerely,

Aubrey Smith

[Redacted signature]

[Redacted contact information]

From: Emily Bryant
Sent: Wednesday, February 26, 2025 11:24 AM
To: itcmail; Executive Admin; Rob Kroeker
Subject: FW: The Act and Mandate

Follow Up Flag: Follow up
Flag Status: Completed

Hello Everyone,

Please see the below correspondence for the Conservancy, Executive Committee, and Regional Planning Committee.

Thank you,

Emily Bryant (she, her, hers)
Planning Team Assistant
Islands Trust | T 250-405-5163

From: Stewart Brands <[REDACTED]>
Sent: Tuesday, February 25, 2025 3:48 PM
To: Emily Bryant <ebryant@islandstrust.bc.ca>
Subject: Re: The Act and Mandate

Hi Emily,

Comments regarding no cost Protective Covenant for landowners with 5 acres or more would be directed to the Planning Committee

The Islands' Conservancy, and the Trust Executive so that a counter force, in complete harmony with the Trust Act, be adopted.

This being available to landowners would be the most effective use of property tax dollars given that the increased pressure to downsize and attack the natural habitats is exponentially growing.

This is accurately documented both in the exponential growth of the Planning budget over 3 decades and the rise of downsized lots.

Your comments are welcome,
Stewart Brannnds.

On Wed, Jul 31, 2024 at 5:30 PM Emily Bryant <ebryant@islandstrust.bc.ca> wrote:

Hi Stewart,

Thank you for contacting the Islands Trust.

It sounds like your comments are related to the work being done on the Islands Trust Policy Statement. Islands Trust staff set up an email mailbox to collect community feedback on this project, the email address is: Islands2050@islandstrust.bc.ca If you would like to have your thoughts considered as part of this project, I would suggest that you forward your email to that address.

Would you also like to direct your comments to a particular committee for consideration and response? I could also ensure it is seen by one of the Local Trust Committees for a specific Island, or one of the other committees?

For a list of all the committees and for more information about our governance structure, please refer to this page:

<https://islandstrust.bc.ca/about-us/governance/>

Please let me know how I can further direct your email, so that I can ensure that it is seen by the right people.

Thank you,

Emily Bryant (she, her, hers)

Planning Team Assistant

Islands Trust | T 250-405-5163

From: Stewart Brands <[REDACTED]>
Sent: Thursday, July 25, 2024 7:46 PM
To: SouthInfo <SouthInfo@islandstrust.bc.ca>
Subject: The Act and Mandate

Hello,

The Trust en-Acted Mandate was created to preserve the unique Rain Forest natural habitats of the semi -arid Gulf Islands.

The Act should then state in harmony with the intent to preserve that the intrinsic Rain Forest natural habitat with its botanical and animal life are the only majority of indigenous species present on the islands.

The natural habitat denizens, which pre-existed here before humans came, are the indigenous species.

The Islands' Trust Act was created because this is a fact.

Therefore, it should properly and clearly be stated within the wording of the Mandate that the Rain Forests and their natural habitats contain the only indigenous species of the Gulf Islands.

There are no humans who are indigenous to the Gulf Islands since all species of life pre existed humans on the islands.

There are First Nations of humans but no indigenous humans on the Gulf Islands.

So the Mandate with its wording to preserve should be defined so as to make clear the preserving and protecting of the Rain Forest, its aquifers and its indigenous species'.

The rain Forest is a synergistic amalgam of all the indigenous species.

The Act promotes the protection of a synergistic amalgam of the Islands' indigenous species and that the Rain Forests contain the only indigenous land species.

Let me know your ideas, Stewart Brands

March 7, 2025

Islands Trust Council
Islands Trust
200 – 1627 Fort Street
Victoria, BC
V8R 1H8

Re: Request to Islands Trust Council for Increased Staff Resources on Salt Spring Island

Dear Islands Trust Council,

On behalf of the North Salt Spring Waterworks District (NSSWD) Board, I would like to share our concern regarding the capacity of the Islands Trust staff on Salt Spring Island (SSI) to provide the planning and land use services required for the Island's nearly 12,000 residents.

The NSSWD services roughly 1,800 connections (~5,500 customers) via withdrawals from two separate lake and infrastructure systems: St. Mary Lake and Maxwell Lake. However, due to water supply concerns, NSSWD implemented a moratorium in 2014/2015 banning any new connections on either system, including those within the Ganges area, which are serviced primarily via Maxwell Lake.

On January 27th, 2025, following completion of a decade-long detailed analysis of our water supply reliability and system infrastructure, the NSSWD Board approved a short-term, partial lift of its water moratorium policy. This lift, which applies only to the Maxwell Lake system and an additional water withdrawal equivalent to roughly 300 multi-detached units, goes into effect immediately (March 31, 2025). Through the evaluation process, NSSWD has also developed a long-term vision of improvements that will build resiliency in our water supply across both systems in the face of future climate change. This includes building the Maxwell Treatment Plant so both systems can be joined, allowing Maxwell Lake to support the more restricted and troubling summer supply available from St. Mary Lake. Full details of this work can be found at www.northsaltspringwaterworks.ca

The NSSWD Board and staff have made great efforts to responsibly manage Salt Spring Island's largest yet limited water supply. To maximize the benefits of our current partial lift of the moratorium and our future infrastructure improvements, policy that prioritizes the housing needs of this community is needed. To do this effectively as a community, given the critical shortage of affordable and workforce housing on SSI, we require a clear understanding of the Islands Trust's current and long-term land-use and housing policies. Examples include prioritizing immediate implementation tools that address housing needs and an expedited Official Community Plan update.



Based on our understanding of staff workload and resources, increased support for Islands Trust staff is needed immediately to ensure community and housing priorities of residents are met. The abilities of the Trust's SSI staff are not in question, and we appreciate the support local staff have provided NSSWD staff to help us work through our moratorium review process. SSI residents contribute over \$3 million to the Islands Trust annual budget and development decisions in our community require adequate resources. We feel it is crucial that appropriate staffing support is urgently prioritized at this important time.

Sincerely,

Brian Pyper, Chair

cc. Board of Trustees, North Salt Spring Waterworks District
Laura Patrick, Salt Spring Island Trustee, Islands Trust
Jamie Harris, Salt Spring Island Trustee, Islands Trust
Gary Holman, Salt Spring Island Electoral Area Director, CRD
Rollie Cook, Salt Spring Island Fire Protection District

Active Projects Report

Executive Committee

1. Request to Minister for Review of Islands Trust

Activity:

To follow up on the request by Trust Council for a review of the Islands Trust by the Minister of Municipal Affairs.

Responsible

Rueben Bronee

Dates

Rec'd: 01-Nov-2023
Target: 31-Mar-2025

2. Update Islands Trust Policy Statement

Activity:

With involvement from Trust Programs Committee as appropriate, co-ordinate a review of the Policy Statement including a First Nations and public engagement process.
Updated Project charter approved March 2023. (Strategic Plan 3.1, 4.4 , 5.6, 5.7)

Responsible

Clare Frater

Dates

Rec'd: 26-Feb-2020
Target: 01-Nov-2026

3. First Nations Reconciliation

Activity:

Develop Islands Trust First Nations Reconciliation and engagement planning (Strategic Plan Items 4.5 & 4.6)

Responsible

Clare Frater

Dates

Rec'd: 02-Sep-2020
Target: 31-Mar-2025

Active Projects Report

Executive Committee

4. *Strategic Planning*

Responsible

Dates

Activity:

Guide the development and implementation of the Islands Trust Strategic Plan.

Rueben Bronee

Rec'd: 03-May-2023

Target: 31-Mar-2025

Future Projects Report

Executive Committee

1. *Marine Ecosystems*

Advance the preservation and protection of marine ecosystems.

Responsible

Clare Frater

Date Received

03-May-2023

2. *MOTI MOU's*

To engage with the Ministry of Transportation on a updated Memorandum of Understanding.

Responsible

Clare Frater

Date Received

03-May-2023

3. *Climate Change Emergency*

Programming associated with the Climate Change declaration of the Islands Trust.

Responsible

Clare Frater

Date Received

03-May-2023

4. *Provincial Funding Strategy*

Develop a strategy to request additional funding from the Province, including revisiting the provincial grant funding formula to the Islands Trust.

Responsible

Rueben Bronee

Date Received

07-Mar-2023