



Trust Council Committee of the Whole Minutes of a Regular Meeting

Date: February 6, 2025
Location: Electronic Meeting

Executive Members Present:

1. Tobi Elliott, Acting Chair, Vice-Chair, Gabriola Trustee
2. Peter Luckham, Trust Council Chair, Thetis Trustee
3. Timothy Peterson, Vice-Chair, Lasqueti Trustee
4. David Maude, Vice-Chair, Mayne Trustee

Members Present:

5. Sue Ellen Fast, Bowen Municipal Trustee
6. Judith Gedy, Bowen Municipal Trustee
7. Sam Borthwick, Denman Trustee
8. David Graham, Denman Trustee
9. Lisa Gauvreau, Galiano Trustee
10. Susan Yates, Gabriola Trustee
11. Joe Bernardo, Gambier Trustee
12. Mikaila Lironi, Lasqueti Trustee
13. Jeanine Dodds, Mayne Trustee
14. Jamie Harris, Salt Spring Trustee
15. Laura Patrick, Salt Spring Trustee
16. Mairead Boland, Saturna Trustee
17. Kristina Evans, South Pender Trustee
18. Dag Falck, South Pender Trustee
19. Ken Hunter, Thetis Trustee

Members Regrets:

20. Ben Maberley, Galiano Trustee
21. Kate-Louise Stamford, Gambier Trustee
22. Alex Allen, Hornby Trustee
23. Grant Scott, Hornby Trustee
24. Aaron Campbell, North Pender Trustee
25. Deb Morrison, North Pender Trustee
26. Lee Middleton, Saturna Trustee

Staff Present:

Rueben Bronee, Chief Administrative Officer
Julia Mobbs, Director, Finance and Employee Services
David Marlor, Director, Legislative and Information Services
Clare Frater, Director, Trust Area Services
Stefan Cermak, Director, Planning Services
Joe Elliott, Senior Indigenous Advisor
Jason Youmans, Senior Policy Advisor
Lisa Millard, Meeting Administrator/Recorder

Others Present:

There were no members of the public in attendance.

1. CALL TO ORDER / LAND ACKNOWLEDGEMENT

Acting Chair Elliott called the meeting to order at 5:32 p.m.

2. TERRITORIAL ACKNOWLEDGEMENT

Acting Chair Elliott acknowledged that the meeting was held on the territory of the Coast Salish First Nations.

3. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

5. FOLLOW UP ACTION LIST

4.1 Committee of the Whole Follow Up Action List

The Follow Up Action List was received for information.

Director of Trust Area Services Frater summarized feedback received from Quw'utsun Nation's Technical Working Group regarding the Islands Trust Policy Statement process.

5. TRUST AREA SERVICES

5.1 Hazard Risk Mitigation and Management Policy - Request for Decision

The Senior Policy Advisor summarized draft Policy 3.4.6 and noted the following:

- Committee of the Whole previously requested alternative wording suggestions for directing development away from hazardous areas versus managing development;
- The *Local Government Act* requires that hazard areas are addressed in Official Community Plans;
- The language of directing development away from hazard areas comes from the existing Trust Policy Statement;
- The term “restrict” is used in the *Local Government Act* and is what the Provincial Government says local governments must do in relation to hazard areas.

Trustee Gauvreau arrived to the meeting at 6:20 p.m.

Discussion ensued and the following comments were recorded:

- The term “restrict” does not mean prohibit, is very specific, is often used within the framework of larger regulations, and is often assumed to mean prohibit;
- Wildfire is a natural hazard risk and should be used in place of term “fire”;
- There are different types of fire including wildfire, accidental, prescribed, and cultural, and all can be hazardous;
- The term regulate seems to infer enforcement, and actions that are regulated are thought to be monitored;
- Definition of the term “restrict” is required to ensure it is clear it does not mean prohibit; and
- The term “restrict” does not appear anywhere else within the document.

Trustee Falck left the meeting at 6:40 p.m.

TC-COW-2025-009

It was MOVED by Trustee Evans, and SECONDED by Trustee Peterson, that Committee of the Whole recommends to Trust Council that the word “fire” in Policy 3.4.6 of the Islands Trust Policy Statement amendment be replaced with the word “wildfire.”

CARRIED

It was MOVED by Trustee Evans, and SECONDED by Trustee Borthwick, that Committee of the Whole recommends to Trust Council that after the word “restrict” in Policy 3.4.6 of the Islands Trust Policy Statement amendment add the words “but not necessarily prohibit”.

TC-COW-2025-010

It was MOVED by Trustee Dodds, and SECONDED by Trustee Peterson, that Committee of the Whole table the motion.

CARRIED

TC-COW-2025-011

It was MOVED by Trustee Patrick, and SECONDED by Trustee Yates, that Committee of the Whole recommends that Trust Council revise proposed Directive Policy 3.4.6 to read:

Hazardous Areas

Identify areas at elevated risk of natural and climate change-related hazards and restrict development within them including, but not limited to, areas subject to flooding, sea-level rise, erosion, slope instability and wild fire.

CARRIED

TC-COW-2025-012

It was MOVED by Trustee Evans, and SECONDED by Trustee Peterson, that Committee of the Whole recommends to Trust Council to request staff to add a definition of the word “restrict” with the meaning to not necessarily prohibit to the glossary.

CARRIED

Trustee Borthwick left the meeting at 6:56 p.m.

Trustee Fast left the meeting at 6:57 p.m. and returned at 6:58 p.m.

Trustee Borthwick returned to the meeting at 7:04 p.m.

5.2 Draft new Policy Statement Redline version - For Discussion

Discussion ensued on the redline version of the Draft Policy Statement and the following comments were noted:

3.4.10 – Short-Term Rentals

- It is important to balance tourism needs with the social and environmental well-being of a community;

- Location, quantity, and density of short-term rentals should be taken into consideration when assessing impacts; and
- Eliminating short-term rental units does not necessarily increase long-term rental unit availability; however, the short-term rental business impacts long-term rental rates.

Trustee Lironi left the meeting at 7:10 p.m.

3.4.11 – Floor Area and Lot Coverage Limits

- The correlation between lot coverage and greenhouse gas emissions is not clear, nor is the method of how a local trust committee would determine appropriate floor area and lot coverage limits for the purpose of minimizing greenhouse gas emissions;
- Floor area and lot coverage limits are relevant to environmental impacts because a larger floor area necessitates more clearing and tree removal;
- Many properties that have a small dwelling also have several outbuildings resulting in similar impacts to the natural environment;
- The proposed language originated from a previous Trust Council’s discussion about seeking ways to demonstrate action on climate change;
- Maximum floor area coverage can be split over multiple dwellings situated on one property; and
- There is value in specifying land use for agricultural purposes outside of the Agricultural Land Reserve.

The meeting was recessed for a break at 7:22 p.m. and reconvened at 7:28 p.m.

Trustee Falck returned to the meeting at 7:45 p.m.

TC-COW-2025-013

It was MOVED by Trustee Benardo, and SECONDED by Trustee Evans, that Committee of the Whole recommend to Trust Council to amend Policy 3.4.11 of the Islands Trust Policy Statement amendment so it reads “Determine appropriate floor area and lot coverage limits for residential development to minimize negative environmental impacts.”

TC-COW-2025-014

It was MOVED by Trustee Patrick, and SECONDED by Trustee Evans, that Committee of the Whole amend the motion by adding “and negative impacts on agricultural land” to the end of the sentence.

CARRIED

Trustee Harris joined the meeting at 7:55 p.m.

TC-COW-2025-015

It was MOVED by Trustee Peterson, and SECONDED by Trustee Evans, that Committee of the Whole amend the amendment by changing “and negative impacts on agricultural land” to read “including on land used for agricultural purposes.”

CARRIED

The question on the following motion, as amended, was then called:

that Committee of the Whole recommend to Trust Council to amend Policy 3.4.11 of the Islands Trust Policy Statement amendment so it reads “Determine appropriate floor area and lot coverage limits for residential development to minimize negative environmental impacts, including on land used for agricultural purposes.”

CARRIED

Discussion ensued about the order of debate, and when to propose motions, during future Committee of the Whole meetings and the following points were noted:

- Trust Council policy dictates one cannot speak to a motion until it is seconded;
- All changes and wordsmithing should be done prior to a motion being seconded, or prior to proposed language being put on the table as a motion; and
- Allow discussion first, identify issues and goals, and then propose a motion.

3.4.12 Housing Diversity

- A housing agreement is a tool and if a policy is needed to state how that tool is used said policy could read “ensure that housing agreements used to secure affordable and/or special needs housing are flexible to accommodate changing resident, market and funding conditions”;
- Housing agreements seem to be prescriptive versus flexible; and
- Housing agreements are very prescriptive as per the *Local Government Act* and staff could be asked to report back regarding the ability for them to be flexible.

TC-COW-2025-016

It was MOVED by Trustee Graham, and SECONDED by Trustee Yates, that Committee of the Whole recommend to Executive Committee to request staff bring back options:

- 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.

CARRIED

6. CLOSED MEETING - None

7. RISE AND REPORT - None

8. NEW BUSINESS - None

9. NEXT MEETING

Trustees Bernardo, Dodds, and Hunter left the meeting at 8:30 p.m.

Discussion ensued.

TC-COW-2025-017

It was MOVED by Trustee Graham, and SECONDED by Trustee Yates,
that Committee of the Whole adopt the following meeting dates and times
through June, 2025:

1. Friday, February 21 (1:00 - 4:00 p.m.)
2. Thursday, March 6 (1:00 - 4:00 p.m.)
3. Monday, March 31 (1:00 - 4:00 p.m.)
4. Tuesday, April 15 (1:00 - 4:00 p.m.)
5. Tuesday, May 6 (5:30 - 8:30 p.m.)
6. Tuesday, May 13 (1:00 - 4:00 p.m.)
7. Thursday, May 29 (1:00 - 4:00 p.m.)
8. Friday, June 6 (1:00 - 4:00 p.m.)
9. Monday, June 30 (1:00 - 4:00 p.m.)

and that all meetings be held electronically.

CARRIED

10. ADJOURNMENT

By general consent the meeting was adjourned at 8:40 p.m.

Tobi Elliott, Acting Chair

Certified Correct:

Lisa Millard, Meeting Administrator/Recorder