



Trust Council

Minutes of a Regular Meeting

Date: March 11 – March 13, 2025
Location: Best Western Dorchester Hotel, Opera Room
70 Church Street, Nanaimo, BC, V9R 5H4

Executive Members Present:

1. Laura Patrick, Incoming Chair, Salt Spring Trustee
2. Tobi Elliott, Vice-Chair, Gabriola Trustee
3. David Maude, Vice-Chair, Mayne Trustee
4. Timothy Peterson, Vice-Chair, Lasqueti Trustee

Members Present:

5. Sue Ellen Fast, Bowen Municipal Trustee
6. Judith Gedye, Bowen Municipal Trustee
7. Sam Borthwick, Denman Trustee
8. David Graham, Denman Trustee
9. Susan Yates, Gabriola Trustee
10. Lisa Gauvreau, Galiano Trustee
11. Ben Mabblerley, Galiano Trustee
12. Joe Bernardo, Gambier Trustee
13. Kate-Louise Stamford, Gambier Trustee
14. Alex Allen, Hornby Trustee (in-person Mar. 11 electronic Mar. 12, 13)
15. Grant Scott, Hornby Trustee (electronic, attended March 11 only)
16. Mikaila Lironi, Lasqueti Trustee
17. Jeanine Dodds, Mayne Trustee (electronic attendance)
18. Aaron Campbell, North Pender Trustee (electronic attendance)
19. Deb Morrison, North Pender Trustee
20. Jamie Harris, Salt Spring Trustee (electronic attendance)
21. Mairead Boland, Saturna Trustee (electronic attendance)
22. Lee Middleton, Saturna Trustee
23. Kristina Evans, South Pender Trustee
24. Dag Falck, South Pender Trustee (electronic attendance)
25. Ken Hunter, Thetis Trustee
26. Peter Luckham, Outgoing Trust Council Chair, Thetis Trustee

Staff Present:

Rueben Bronee, Chief Administrative Officer
Stefan Cermak, Director, Planning Services
Clare Frater, Director, Trust Area Services
David Marlor, Director, Legislative and Information Services
Julia Mobbs, Director, Financial and Employee Services
Joe Elliott, Senior Indigenous Relations Advisor
Chris Hutton, Regional Planning Manager
Jeffery Lloyd, Senior Technical Analyst
Alexandra Trifonidis, Executive Coordinator
Morgana van Niekerk, Communications Specialist
Lisa Millard, Meeting Administrator/Recorder

Members of the public present: There were five members of the public in attendance.

TUESDAY, MARCH 11, 2025

The in-person meeting was recorded, livestreamed, and made available for electronic attendance.

1. CALL TO ORDER

Chair Luckham called the meeting to order at 1:03 p.m. He acknowledged that the meeting was held on the territory of the Coast Salish First Nations.

2. TERRITORIAL ACKNOWLEDGEMENT

Elder Deborah Good, of Gitanyow Nation, welcomed members of Trust Council through drumming, song and prayer.

3. APPROVAL OF AGENDA

Trustee Boland arrived to the meeting at 1:16 p.m.

3.1 Review of the Agenda

Chief Administrative Officer Bronee advised that a request to add an item to the agenda had been brought forward prior to the meeting as part of the usual process of going through Executive Committee for approval; however, the nature of the motion would position all members of Executive Committee in a conflict of interest; therefore, the motion was brought forward as a late item addition to the agenda.

Chair Luckham appointed Trustee Evans as Acting Chair, the Executive Committee recused themselves and left the meeting at 1:31 p.m.

TC-2025-001

It was MOVED by Trustee Harris, and SECONDED by Trustee Middleton, that Trust Council expresses its grateful appreciation to the Vice-Chairs for their service on the Executive Committee and respectfully requests that each of them resign their positions effective March 11, 2025 in order to give Trustees the opportunity to conduct a fully informed election to all four leadership positions on the Executive Committee, on the understanding that this resolution is no way intended as a criticism of any Vice-Chair's performance, conduct or character, and that each Vice-Chair who wishes to continue serving on the Executive Committee is invited and encouraged to stand for re-election.

DEFEATED

The Executive Committee members returned to the meeting at 1:39 p.m.

Chair Luckham asked if there were any additions or amendments to the agenda.

TC-2025-002

It was MOVED by Trustee Middleton, and SECONDED by Trustee Mabberley, that Trust Council by 2/3 majority vote add a discussion about Islands Trust use of social media to the agenda.

CARRIED

TC-2025-003

It was MOVED by Trustee Borthwick, and SECONDED by Trustee Mabberley,

that Trust Council by 2/3 majority vote add a discussion about the use of generative artificial intelligence to the agenda.

CARRIED

The following items were added to the agenda:

- 16.2 Use of Social Media - Discussion
- 16.3 Use of Artificial Intelligence - Discussion

3.2 Approval of the Agenda

By general consent the agenda was approved, as amended.

4. ELECTION - ISLANDS TRUST COUNCIL CHAIR

Chief Administrative Officer Bronee thanked Chair Luckham for his service in the role of Chair of Islands Trust Council.

4.1 Expressions of Interest

4.1.1 Trustee David Maude Expression of Interest

4.1.2 Trustee Laura Patrick Expression of Interest

The Director of Legislative and Information Services, serving as Presiding Officer for the election, summarized the election requirements and voting process as set out in Trust Council Policy 2.4.3 and noted that the vote is done by secret ballot, if a member of Trust Council does not vote, their vote is not counted, and the individual that receives the most votes will be elected to the position of Chair.

The Director of Legislative and Information Services called for nominations for the position of Islands Trust Council Chair.

It was MOVED by Trustee Boland, and SECONDED by Trustee Gauvreau,
that Trustee Laura Patrick be nominated for the position of Chair.
Trustee Patrick agreed to stand.

It was MOVED by Trustee Allen, and SECONDED by Trustee Yates,
that Trustee Tim Peterson be nominated for the position of Chair.
Trustee Peterson agreed to stand.

It was MOVED by Trustee Yates, and SECONDED by Trustee Allen,
that Trustee David Maude be nominated for the position of Chair.
Trustee Maude agreed to stand.

It was MOVED by Trustee Middleton, and SECONDED by Trustee Borthwick,
that Trustee Ben Mabberley be nominated for the position for Chair.
Trustee Mabberley did not agree to stand.

The Director called three more times for nominations for the position of Islands Trust Council Chair and there were none.

Trustee Maude, Trustee Patrick, and Trustee Peterson each spoke stating their intention and interest. Questions and answers followed.

The meeting was recessed for a break at 2:34 p.m. and reconvened at 2:49 p.m.

The paper ballots were prepared and distributed by staff and, after marking their ballot, each trustee walked to the front of the room and cast their vote placing it in the ballot box.

TC-2025-004

It was MOVED by Trustee Yates, and SECONDED by Trustee Allen,
that Trustee Morrison be appointed scrutineer for this ballot.

CARRIED

Trustee Morrison and Director Marlor left the room to count the votes.

The Director returned and announced Trustee Patrick Chair of Islands Trust Council for the remainder of the 2022-2026 term.

Trustee Dodds left the meeting at 3:07 p.m.

The meeting was recessed for a break at 3:07 p.m. and reconvened at 3:27 p.m.

Chair Patrick commenced chairing the meeting.

5. GENERAL BUSINESS ARISING

5.1 Consent Agenda Items (see work program reports as per agenda for topics)

Each Committee Chair provided a verbal report on the work of their respective committees.

5.1.1 Draft December 2024 Trust Council Quarterly Meeting Minutes

That Trust Council approve the December, 2024 Trust Council Quarterly Meeting Minutes.

5.1.2 Trust Council Follow-Up Action List

Receive for information.

5.1.3 Islands Trust Active Priorities Chart

Receive for information.

5.1.3.1 Executive Committee Work Program Report

That Trust Council approve the Executive Committee Work Program Report as presented.

5.1.3.2 Governance Committee Work Program Report

That Trust Council approve the Governance Committee Work Program Report as presented.

5.1.3.3 Financial Planning Committee Work Program Report

That Trust Council approve the Financial Planning Committee Work Program Report as presented.

5.1.3.4 Regional Planning Committee Work Program Report

That Trust Council approve the Regional Planning Committee Work Program Report as presented.

5.1.3.5 Trust Programs Committee Work Program Report

That Trust Council approve the Trust Programs Committee Work Program Report as presented.

By general consent Trust Council adopted the recommendation as presented in items 5.1.1 to 5.1.3.5.

5.1.3.6 Chief Administrative Officer Hiring/Select Committee Report

Committee Vice-Chair Patrick provided a verbal report.

5.1.3.7 Islands Trust Conservancy Report

Chair Gauvreau provided a verbal report.

Trustee Dodds returned to the meeting at 3:38 p.m.

The agenda was reordered and Item 16.1 was heard following Item 5.

16.1 Dark Sky Principles Adoption Advocacy - Request For Decision

Discussion ensued and the following comments were noted:

- Clarification is not being sought to create bylaws but to determine which body has jurisdiction to regulate the issue;
- Staff, compared to a trustee working group, have a better understanding of the governmental jurisdictional areas that bylaws can fall within;
- The Director of Planning Services noted that a local trust committee has jurisdictional ability to control which way lights are pointed through designating form and character for commercial, industrial, institutional, and multifamily zones in terms of street and parking lot lighting, as well as within development permit areas such as the shoreline.

TC-2025-005

It was MOVED by Trustee Morrison, and SECONDED by Trustee Allen, that Trust Council encourages Trustees to work with their communities to develop and build awareness of the principles of Dark Sky International and encourage voluntary adoption of the principles of Dark Sky International.

CARRIED

TC-2025-006

It was MOVED by Trustee Morrison, and SECONDED by Trustee Yates, that Trust Council clarify its jurisdiction to control nighttime illumination in all contexts within the Trust Area for Official Community Plan and Bylaw adoption and enforcement across the Trust Area.

TC-2025-007

It was MOVED by Trustee Borthwick, and SECONDED by Trustee Allen, to amend the motion to add the words “request staff to” following the words “Trust Council”.

CARRIED

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

that Trust Council request staff to clarify its jurisdiction to control nighttime illumination in all contexts within the Trust Area for Official Community Plan and Bylaw adoption and enforcement across the Trust Area.

CARRIED

Trustee Dodds left the meeting at 4:23 p.m. and returned at 4:27 p.m.

Trustee Campbell left the meeting at 4:23 p.m.

6. ENGAGEMENT / COLLABORATION

6.1 Delegations

6.1.1 E March & M Smith

The delegation spoke to the following issues:

- Challenges of engaging with Islands Trust from a working-class perspective as almost all public engagement opportunities occur during a weekday creating an exclusionary environment resulting in a lack of diversity in viewpoints expressed;
- Lack of diversity in opinions is evident in the public engagement around the Trust Policy Statement whereby the same small number of people continue to attend meetings to express that the only consideration should be protection of the environment to the exclusion of the protection of housing and rural livelihoods;
- Fear of overdevelopment is used to prevent densification resulting in gentrification and unattainable housing for residents who are needed to provide the services necessary for functioning communities; and
- Asked that Islands Trust make greater efforts to support all members of the Trust Area, ensure delegations and town halls are accessible to all members of the public, and that the Trust Policy Statement balance environmental protection with protections of housing and livelihoods for working class residents.

6.2 Public Comments

A member of the public spoke in favour of the mandate, noted that expansion can not occur without impact to the environment, and that the preserve and protect

mandate is a pillar of life in the Southern Gulf Islands. They requested Trust Council not conflate social inequalities with whether or not biodiversity and ecology should be maintained.

A member of the public spoke to the budget tax increase and presented their ideas for reducing future budgets including reducing staff turnover, providing trustees with true costs by incorporating costs of staff resources when project approvals are being considered, providing associated costs of approving grant funded work, and approving fewer contracts, grants and projects.

A member of the public spoke to an application under consideration of the City of Nanaimo to rezone 240 acres beside the Harmac mill to heavy industrial use resulting in potential and significant negative impacts to nearby islands. They noted the local trust committee wrote to the City of Nanaimo requesting referral status which was denied and they requested that Trust Council seek a memorandum of understanding agreement and address the concern of impacts to the local trust area.

The agenda was re-ordered and Items 7.1 and 19 were heard following Item 6.2.

7.1 Consent Agenda Items

7.1.1 Chief Administrative Officer's Report

Receive for information.

7.1.2 Strategic Plan Quarterly Report

Receive for information.

7.1.3 Trust Council Continuous Learning Plan

Receive for information.

By general consent Trust Council adopted the recommendation as presented in items 7.1.1, 7.1.2, and 7.1.3.

Trustee Bernardo left the meeting at 4:55 p.m.

Trustee Dodds left the meeting at 5:00 p.m.

Trustee Hunter left the meeting at 5:02 p.m.

Trustee Luckham left the meeting at 5:03 p.m. and returned at 5:06 p.m.

19. TRUSTEE UPDATES - Community Committee Participation

19.1 Atl'ka7tsem/Howe Sound Biosphere Region

None provided.

19.2 Baynes Sound/Lambert Channel Ecosystem Forum

Trustee Borthwick provided a verbal update and noted the group has become a society and are working on developing a State of the Sound report.

19.3 BC Ferries Advisory Committee - ex FAC member Trustee Yates

Received for information.

19.4 First Nations Relations

Trustee Fast and Trustee Peterson provided updates on local trust committee and Bowen Island Municipality First Nations engagement work in the Galiano, Lasqueti, and Bowen Island areas.

Director Frater provided an update on the agreement with Snaw'naw'as First Nation and noted Chief Edwards expressed interest in further discussions after which a signing ceremony will be arranged.

Trustee Borthwick congratulated K'omoks First Nation on the ratification of their treaty.

19.5 Freighter Anchorages/Oceans Protection Plan (OPP)

None provided.

19.6 Shellfish Aquaculture Management Advisory Committee (SF AMAC) - Trustee Lironi

Received for information.

19.7 Southern Gulf Islands Forum

Received for information.

Trustee Gedye noted attendance at the Rural Island Economic Partnership Conference, Trustee Elliott highlighted attendance at an online presentation about the Local Government Reformation project, and Trustee Morrison reported that she has recently represented Islands Trust for the Association of Vancouver Island Communities Climate Leadership group and Mount Aerosmith Biosphere Reserve group.

Trustee Bernardo returned to the meeting at 5:18 p.m.

Trustee Hunter returned to the meeting at 5:24 p.m.

The meeting was recessed for the day at 5:28 p.m.

WEDNESDAY, MARCH 12, 2025

Chair Patrick reconvened the meeting at 8:30 a.m.

7. EXECUTIVE

7.1 Consent Agenda Items

Item 7.1 was reordered on the agenda and was heard following Item 6.2.

7.2 Discussion / Decision Items

7.2.1 Trust Council Continuous Learning Plan - Request For Decision

Chief Administrative Officer Bronee summarized the Request for Decision and highlighted the following:

- Priority has been given to items that Trust Council had previously asked focus be placed including meeting management, meeting conduct, and structured decision making;
- Quarterly sessions to address key topics identified in the survey have been mapped out;
- Session details and proposals will be brought to Executive Committee for consideration;
- Grant funding has been secured to help fund the sessions on chairing and conduct; and
- The proposed budget allocation for trustee learning is \$19,000 which includes a \$15,000 grant for specific sessions leaving a balance of \$4,000 of which a \$3,000 quote has been received for a structured decision-making workshop.

TC-2025-008

It was MOVED by Trustee Evans, and SECONDED by Trustee Gedye,

that Trust Council approve the draft Continuous Learning Plan for the balance of the current council term.

CARRIED

Trustees Harris, Falck, and Dodds joined the meeting at 8:50 a.m.

Trustee Allen left the meeting at 8:53 a.m. and joined electronically at 8:57 a.m.

7.2.2 Approval of the Draft Islands Trust 2025-2028 Strategic Plan Core Elements - Request For Decision

Chief Administrative Officer Bronee summarized the Request for Decision and detailed items that were added to, or removed from, the plan of work since Trust Council determined key initiatives in March, 2024. He asked that Trust Council identify priority items for the balance of the term.

Discussion ensued and the following comments and clarifications were noted:

- The work plan represents 20% of the overall work of staff and trustees, and the remaining 80% of the work is done at the level of the local trust committees;
- The work of several items is already underway;
- Once high-level priorities are established senior staff will look at departmental work plans and map each of the initiatives and build project charters as appropriate;
- If priorities need to shift based on staff capacity, or other unanticipated challenges, the work plan will come back to Trust Council for direction or approval;

- The request for funding from the province remains separate from the request for a review as direction to include it in the overall review was not given;
- The intention is for Trust Council to review the four-year work plan annually;
- There are interdependencies between some of the work such as drafting the Trust Policy Statement and implementing it; and
- Items 3.2.4 and 4.3.4 are grant funded and both fall into the category of initiatives that are underway.

Trustee Borthwick left the meeting at 9:38 a.m.

Trustee Fast left the meeting at 9:38 a.m. and returned at 9:40 a.m.

Trustee Peterson left the meeting at 9:39 a.m. and returned at 9:41a.m.

TC-2025-009

It was MOVED by Trustee Morrison, and SECONDED by Trustee Fast,

that Trust Council make the following items on the April 2025- November 2026 Strategic Plan the highest priority:

- 1.1.1 the Islands Trust Policy Statement
- 1.2.1 a corporate planning process
- 1.2.3 revising bylaw enforcement practices and decisions
- 1.2.5 the review and implementation of accepted recommendations of the 2022 Governance Report

TC-2025-010

It was MOVED by Trustee Evans, and SECONDED by Trustee Bernardo,

that the motion be amended to add Project 1.3.3 Act on the Province’s response to the request for a Provincial review.

CARRIED

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

that Trust Council make the following items on the April 2025- November 2026 Strategic Plan the highest priority:

- 1.1.1 the Islands Trust Policy Statement
- 1.2.1 a corporate planning process
- 1.2.3 revising bylaw enforcement practices and decisions
- 1.2.5 the review and implementation of accepted recommendations of the 2022 Governance Report
- 1.3.3 act on the Province’s response to the request for a Provincial review

CARRIED

Discussion ensued about the Trust Policy Statement amendment project and the following comments were noted:

- Following First Reading, the Trust Policy Statement will likely require significant amendments based on feedback received;
- The Policy Statement should not be worked on until a response from the Provincial government is received regarding the request for a review;
- Acting on the request to the Province may be a priority; however, the timing of receiving a response, and the content of the potential response, is unknown.

Trustee Mabberley left the meeting at 10:05 a.m. and returned at 10:20 a.m.

The meeting was recessed for a break at 10:10 a.m. and reconvened at 10:19 a.m.

TC-2025-011

It MOVED by Trustee Evans, and SECONDED by Trustee Middleton,

that Trust Council combine the following key initiatives in the strategic plan and read as follows:

- 1.3.1 Advance the following requests to the Province and develop advocacy and education strategies to support these:
- a) the Provincial review of the governance structure to enable reconciliation and better support Islands Trust's mandate; and
 - b) request for increased Provincial funding.

CARRIED

TC-2025-012

It was MOVED by Trustee Evans, and SECONDED by Trustee Bernardo,

that Trust Council amend the draft Islands Trust Strategic Plan 2025-28 by replacing the text in item 1.2.3 with "Improve bylaw enforcement policies and procedures to be administratively fair, reasonable and transparent with the aim of restoring public confidence."

CARRIED

Discussion ensued regarding work being done on the Draft Policy Statement by the Committee of the Whole. Options that might allow the work to be advanced in a timelier manner were put forth as follows:

- A working group, under Trust Programs Committee, be struck;
- Poll trustees for better times and dates that would facilitate the work to continue within the Committee of the Whole Meetings; and/or
- Schedule Trust Council Special Meetings from March to May, 2025.

Trustee Dodds left the meeting at 10:28 a.m. and returned at 10:43 a.m.

Discussion on the options presented was undertaken and the following comments were noted:

- There are challenges in attending extra meetings;
- It should be determined why the Committee of the Whole meetings are not working;

The meeting was recessed for a break at 10:47 a.m. and reconvened at 11:05 a.m.

- Procedurally the Committee of the Whole is not functional as it limits conversation and requires making recommendations to Trust Council which is the same body;
- If there is commitment for Trust Council to attend a meeting in May in order to get to First Reading in June then those that do not attend need to understand they are allowing a small group to make the decisions on the Trust Policy Statement; and
- It is important to initiate the process of public and First Nations engagement.

TC-2025-013

It was MOVED by Trustee Morrison, and SECONDED by Trustee Bernardo,
that Trust Council table the item 7.2.2 to Thursday morning March 13th.

DEFEATED

TC-2025-014

It was MOVED by Trustee Peterson, and SECONDED by Trustee Mabberley,
that Trust Council assign the remainder of the Policy Statement work to Trust Programs Committee and that an electronic Special Meeting be scheduled for May to enable Trust Council to review the recommendations in preparation for potential First Reading at June Trust Council.

CARRIED

TC-2025-015

It was MOVED by Trustee Peterson, and SECONDED by Trustee Evans,
that Trust Council solicit expressions of interest from trustees to join Trust Programs Committee to complete the Policy Statement work, and request the Chair of Trust Council to make appointments for ratification by Trust Council as soon as possible.

CARRIED

TC-2025-016

It was MOVED by Trustee Fast, and SECONDED by Trustee Middleton,
that Trust Council:

1. Approve the Goals & Desired Outcomes, Strategic Directions, and Key Initiatives identified in the document entitled *Draft Islands Trust Council Strategic Plan 2025-28* as amended; and
2. Endorse prioritization of the Key Initiatives identified for the balance of the current Trust Council term in the document entitled *Draft Islands Trust Council Strategic Plan 2025-28*.

CARRIED

8. PLANNING SERVICES

8.1 Consent Agenda Items

8.1.1 Director of Planning Services Report

Receive for information.

8.1.2 Bylaw Enforcement Statistical Reports - Briefing

Receive for information.

By general consent Trust Council adopted the recommendation as presented in items 8.1.1 and 8.1.2.

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

Trustee Borthwick returned to the meeting at 1:00 p.m.

9. LEGISLATIVE AND INFORMATION SERVICES

9.1 Consent Agenda Items

9.1.1 Director of Legislative and Information Services Report

Receive for information.

By general consent Islands Trust Council adopted the recommendation as presented in item 9.1.1.

9.2 Discussion / Decision Items

9.2.1 Trust Council Bylaw 197 - Local Trust Committee Meeting Procedures Bylaw - Request For Decision

The Director of Legislative and Information Services summarized the Request for Decision and highlighted the following:

- In December 2023 Trust Council requested staff prepare draft amendments to the meeting procedure bylaw for local trust committees;
- Currently each local trust committee has a meeting procedure bylaw resulting in the administration of 13 bylaws and the intent of Bylaw 197 is to replace all of the individual local trust committee meeting procedures bylaws with one Trust Council bylaw; and
- The existing bylaw has been incorporated and the new bylaw includes changes outlined within the report.

Discussion ensued and the following comments were noted:

- One meeting procedures bylaw removes the autonomy of the local trust committee;
- The bylaw provides less opportunity to determine how members of the public can interact with local trust committees;
- A validated email address should be accepted as a petitioner's signature;
- Increasing the number of meetings a trustee can attend electronically is problematic due to potential connectivity and technical issues;
- If one trustee attends subsequent meetings electronically it reduces the flexibility of the other trustees who then must attend in person;
- A local trust committee can waive the restriction to attend in person on a meeting-by-meeting basis;
- There has been interest from Trust Council to harmonize and simplify processes and common standards for meetings will allow support of meetings easier to administer which reflects resource savings;
- One standardized bylaw would provide a fairness component across all local trust areas;
- The bylaw fills gaps in some areas that do not have policies regarding delegations, invited presentations, and public participation;
- Community Information Meetings are not regulated under this bylaw and can be scheduled to provide opportunity for public engagement; and
- Item 43 specifies that discussions must relate to items that are within the jurisdiction of a local trust committee; however, there is discretion, through the Chair, to allow or disallow topics that are outside of jurisdiction.

TC-2025-017

It was MOVED by Trustee Boland, and SECONDED by Trustee Morrison,

that Trust Council amend Bylaw No. 197 to read as follows for Item No. 29:

29. In the event of a delegation presenting a petition, the petition shall contain a petitioner's full name, residential address, telephone number, and a signature or valid email address. (Note: an email address may only be associated with one signatory).

CARRIED

Trustee Middleton left the meeting at 1:30 p.m.

Trustee Campbell left the meeting at 1:55 p.m.

TC-2025-018

It was MOVED by Trustee Morrison, and SECONDED by Trustee Borthwick,

that Trust Council Policy Bylaw No. 197, 2024 Item No. 43 be removed.

DEFEATED

TC-2025-019

It was MOVED by Trustee Borthwick, and SECONDED by Trustee Gauvreau,

that Trust Council table the discussion on Bylaw No. 197, 2024 until further notice.

CARRIED

- 9.2.2 Ratification of Appointment of Trustee Fast to Financial Planning Committee (FPC) - Request For Decision

TC-2025-020

It was MOVED by Trustee Gedye, and SECONDED by Trustee Evans,

that Trust Council ratify the appointment of Trustee Sue Ellen Fast to the Financial Planning Committee.

CARRIED

10. FINANCIAL AND EMPLOYEE SERVICES

10.1 Consent Agenda Items

- 10.1.1 Director of Financial and Employee Services

Receive for information.

- 10.1.2 December 31, 2024 Financial Report - Request For Decision

THAT Trust Council approve the December 31, 2024 Financial Report.

- 10.1.3 2024-25 Financial Forecast - Briefing

Receive for information.

By general consent Trust Council adopted the recommendation as presented in items 10.1.1, 10.1.2, and 10.1.3.

10.2 Discussion / Decision Items

- 10.2.1 Draft 2025/26 Islands Trust Budget

- 10.2.1.1 Budget Session Outline

Received for information.

- 10.2.1.2 Draft 2025/26 Budget: Changes Since Trust Council's December Review – Briefing

Received for information.

- 10.2.1.3 Overview of Draft 2025/26 Budget – Briefing

The Director of Financial and Employee Services introduced the budget discussion and highlighted the following:

- The planned spending represents a 1.4% increase over the previous fiscal year budget;
- The budget, as proposed, will result in a 5.2% general tax increase to local trust areas and an estimated 12.9% general tax levy increase to Bowen Island Municipality;
- Increased spending represents higher staff wages, legal fees, trustee remuneration, office leases, and Islands Trust Conservancy operating budget;
- Budget items that reflect decreases over previous years were summarized; and
- The Salt Spring Island office renovation has commenced and several unidentified, but required, renovation updates are necessary to bring the space up to current building code standards and this reflects a \$22,000 expenditure not included in the budget; however, areas within the budget that could be reduced to offset this cost have been identified.

Discussion ensued and the following comments were noted:

- The budget has been superseded by tariff events which are being imposed for the purpose of destabilizing the economy and the current economic reality is different than the one in which the budget was drafted;
- Much of the budget is non-discretionary; and
- Adding two in-person Trust Council meetings back into the budget would result in a general tax increase of 5.8% and a levy of 15% for Bowen Island Municipality

The meeting was recessed for a break at 2:56 p.m. and reconvened at 3:15 p.m.

Trustee Middleton returned to the meeting at 3:15 p.m.

Trustee Morrison left the meeting at 3:30 p.m.

A Trustee spoke to the economic uncertainty resulting from the imposition of tariffs potentially resulting in an economic recession and noted that a reduction of approximately \$225,000 in proposed expenditures would be required in order to limit the tax increase in the draft budget to no more than 2.5%.

It was MOVED by Trustee Bernardo that Trust Council requests that Staff reduce the expenditures proposed by the draft 2025/26 budget as follows:

- (a) Defer implementation of the Cityview bylaw portal and software upgrade to the next fiscal year (\$98,400).
- (b) Defer filling the Temporary Policy Advisor vacancy for six months (\$64,025).

- (c) Remove the amounts allocated for the funding of potential legal contingencies that may arise in connection with Denman, Gabriola, Mayne and North Pender Local Trust Committee projects (\$10,000).
- (d) Reduce the funding allocated to initiate the review of the Lasqueti Trust Area Official Community Plan (\$7,500).
- (e) Further to the options for reducing discretionary budget lines identified at page 365 of the draft 2025/2026 budget:
 - i. Reduce History and Heritage Grants in aid (\$6,000).
 - ii. Reduce the number of development applications sponsored by Executive Committee (\$7,725).
 - iii. Reduce the funding for the Stewardship Education Program (\$9,500).
 - iv. Reduce the funding for Secretariat Services (\$17,000).
 - v. Reduce the funding of Island Trust Conservancy Board meetings (\$2,850).
 - vi. Reduce the funding of office equipment purchases (\$2,000).

Discussion ensued about the merits of debating one item in the motion at a time or grouping them together.

TC-2025-021

It was MOVED by Trustee Bernardo, and SECONDED by Trustee Mabberley, that Trust Council requests that Staff reduce the expenditures proposed by the draft 2025/26 budget by deferring implementation of the Cityview bylaw portal and software upgrade to the next fiscal year.

DEFEATED

Discussion ensued on the remaining items listed in the motion.

Trustee Bernardo withdrew his original motion.

TC-2025-022

It was MOVED by Trustee Bernardo, and SECONDED by Trustee Mabberley, that Trust Council requests that Staff reduce the expenditures proposed by the draft 2025/26 budget as follows:

- a) Defer filling the Temporary Policy Advisor vacancy for six months (\$64,025).
- b) Remove the amounts allocated for the funding of potential legal contingencies that may arise in connection with Denman, Gabriola, Mayne and

- North Pender Local Trust Committee projects (\$10,000).
- c) Reduce the funding allocated to initiate the review of the Lasqueti Trust Area Official Community Plan (\$7,500).
- d) Further to the options for reducing discretionary budget lines identified at page 365 of the draft 2025/2026 budget:
 - vii. Reduce History and Heritage Grants in aid (\$6,000).
 - viii. Reduce the number of development applications sponsored by Executive Committee (\$7,725).
 - ix. Reduce the funding for the Stewardship Education Program (\$9,500).
 - x. Reduce the funding for Secretariat Services (\$17,000).
 - xi. Reduce the funding of Island Trust Conservancy Board meetings (\$2,850).
 - xii. Reduce the funding of office equipment purchases (\$2,000).

DEFEATED

Trustees Bernardo, Boland, Dodds, Falck, Harris, Hunter, and Mabblerley voted in favor.

TC-2025-023

It was MOVED by Trustee Yates, and SECONDED by Trustee Borthwick,

that Trust Council increase the 2025/26 budget for Trust Council meetings by \$67,500 to provide funding for four in-person Trust council meetings.

CARRIED

Trustees Boland and Falck opposed.

TC-2025-024

It was MOVED by Trustee Middleton, and SECONDED by Trustee Yates,

that Trust Council reinstate the line item for research into Trust Council Secretariat position for \$15,000.

DEFEATED

TC-2025-025

It was MOVED by Trustee Borthwick, and SECONDED by Trustee Yates,

that Trust Council approve the proposed 2025/26 budget as amended and request staff to return with an updated financial plan bylaw for Trust Councils consideration.

CARRIED

Trustees Bernardo, Boland, Falck, Harris, Hunter, Mabblerley, and Middleton opposed.

10.2.1.4 Budget Funding Requests

The following items are supporting materials for the Budget Funding Requests.

10.2.1.4.1 Strategic, Governance, and Programming Initiatives

10.2.1.4.1.1 Executive Committee 2025/26 Budget Submission - Briefing

10.2.1.4.1.2 EC: Policy Statement Amendment Project – Business Case

10.2.1.4.1.3 EC: Coast Salish Art – Business Case

10.2.1.4.1.4 TPC: Stewardship Education Program – Business Case

10.2.1.4.1.5 TPC: Secretariat Services – Business Case

10.2.1.4.1.6 GC: Trustee Remuneration Review – Business Case

10.2.1.4.1.7 GC: Trust Council Policies Review – Business Case

10.2.1.4.1.8 GC: Trust Council Secretariat – Business Case

10.2.1.4.2 Operational Requests and Staffing

10.2.1.4.2.1 Temporary Senior Policy Advisor – Business Case

10.2.1.4.2.2 IS Programmer Co-op – Business Case

10.2.1.4.2.3 Records Management & Freedom Of Information Protection Of Privacy Support – Business Case

10.2.1.4.2.4 Time Tracking Software – Business Case

10.2.1.4.2.5 Safety – GPS Locator Devices – Business Case

10.2.1.4.2.6 Cityview Bylaw Portal – Business Case

10.2.1.4.3 Islands Trust Conservancy Budget for 2025/26 - Trust Council Briefing

10.2.1.4.4 Local Trust Committee Projects

10.2.1.4.4.1 LTC Projects List

10.2.1.4.4.2 Planning Services – Projects Feasibility Assessment - Briefing

- 10.2.1.4.4.3 Denman – Housing Review (for OCP and LUB Amendments - Fina Phase
- 10.2.1.4.4.4 Gabriola – OCP and LUB Review – Phase 3
- 10.2.1.4.4.5 Gambier – OCP and LUB Amendments - Final
- 10.2.1.4.4.6 Hornby – Relationship Building Actions with K’ómoks First Nation
- 10.2.1.4.4.7 Lasqueti – CP and LUB Review – Phase 1
- 10.2.1.4.4.8 Mayne – Housing Options Project – Year 2
- 10.2.1.4.4.9 North Pender – Housing Access and Affordability Project
- 10.2.1.4.4.10 Salt Spring – Major Amendment to OCP and LUB
- 10.2.1.4.4.11 Salt Spring Island Water Sustainability Projects (SSIWPA)
 - 10.2.1.4.4.11.1 Salt Spring – Watershed Protection Plan 2022-2032 Coordination
 - 10.2.1.4.4.11.2 Salt Spring – Ground Water Sustainability (Well-Monitoring)
- 10.2.1.5 Unfunded Business Cases
 - 10.2.1.5.1 Electronic Document Management Solution
 - 10.2.1.5.2 Islands Trust Camera Addition
 - 10.2.1.5.3 Building Footprint
- 10.2.1.6 2025-26 Budget Guidelines Assessment – Briefing

11. BC FERRIES - SHAPING FUTURE ENGAGEMENT SESSION

Amy Bronee, Director of Community Relations at BC Ferries introduced Zach Bulick, Director of Engagement at Spur Communication, and Sabrina Bearblock, External Engagement Coordinator at BC Ferries.

A presentation was provided and the speaker highlighted that BC Ferries is transitioning from the current ferry advisory committee engagement model and undertaking an engagement process to determine a new engagement framework. The presenter indicated that feedback will be analysed and the data and results will be shared publicly.

Trustee Harris left the meeting at 5:04 p.m.

A question-and-answer session ensued and the following comments were recorded:

- BC Ferries expects to continue to engage and collaborate with many of the same individuals that were on the ferry advisory committees using a different model;
- Feedback from island residents and tourists will not be weighted differently;
- Communities felt that ferry advisory committees had an impact which resulted in BC Ferries listening to feedback;
- Trustees that had been on ferry advisory committees expressed success of the process and disappointment in the dissolution of the committees and the manner in which the dissolution was managed which eroded trust in the engagement and accountability processes; and
- There are differences in larger ferry ridership and that of smaller routes which directly connect residents to their homes.

Trustee Morrison returned to the meeting at 5:46 p.m.

Trustee Evans and Lironi left the meeting at 5:47 p.m.

The meeting was recessed for the day at 5:55 p.m.

THURSDAY, MARCH 13, 2025

Chair Patrick reconvened the meeting at 8:36 a.m.

12. CLOSED MEETING

TC-2025-026

It was MOVED by Trustee Evans, and SECONDED by Trustee Fast, that the meeting be closed to the public subject to Sections 90(1)(c)(g) and (i) of the *Community Charter* in order to consider matters related to

- (c) labour relations or other employee relations;
- (g) litigation or potential litigation affecting the Islands Trust; and
- (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose

and that staff attend the meeting.

CARRIED

The regular meeting was closed to the public at 8:37 a.m. and reconvened in open session at 10:50 a.m.

13. RISE AND REPORT

Chair Patrick rose and reported that the *in-camera* minutes of the December, 2024 Trust Council quarterly meeting were adopted.

Trustee Allen left the meeting at 10:53 a.m.

14. FINANCIAL AND EMPLOYEE SERVICES

14.1 Discussion / Decision Items

14.1.1 2025/26 Islands Trust Budget Adoption

14.1.1.1 Financial Plan Bylaw - Request For Decision

TC-2025-027

It was MOVED by Trustee Morrison, and SECONDED by Trustee Borthwick,
that Islands Trust Council Bylaw 201, cited as the
“Islands Trust Council Financial Plan Bylaw 2025-
2026”, be Read a First Time.

CARRIED

Trustees Bernardo, Boland, Falck, and Harris opposed.

TC-2025-028

It was MOVED by Trustee Borthwick, and SECONDED by Trustee Yates,
that Islands Trust Council Bylaw 201, cited as the
“Islands Trust Council Financial Plan Bylaw 2025-
2026”, be Read a Second Time.

CARRIED

Trustees Bernardo, Boland, Falck, and Harris opposed.

TC-2025-029

It was MOVED by Trustee Morrison, and SECONDED by Trustee Fast,
that Islands Trust Council Bylaw 201, cited as the
“Islands Trust Council Financial Plan Bylaw 2025-
2026”, be Read a Third Time.

CARRIED

Trustees Bernardo, Boland, Falck, and Harris opposed.

TC-2025-030

It was MOVED by Trustee Luckham, and SECONDED by Trustee Graham,
that Islands Trust Council Bylaw 201, cited as the
“Islands Trust Council Financial Plan Bylaw 2025-
2026”, be forwarded to the Minister of Municipal
Affairs for approval consideration.

CARRIED

Trustees Bernardo, Boland, Falck, and Harris opposed.

Trustee Allen returned to the meeting at 11:05 a.m.

14.1.1.2 Revenue Anticipation Borrowing Bylaw - Request For Decision

TC-2025-031

It was MOVED by Trustee Fast, and SECONDED by Trustee Yates,
that Islands Trust Council Bylaw 202, cited as “Islands Trust
Council Revenue Anticipation Borrowing Bylaw 2025-2026”,
be Read a First Time.

CARRIED

TC-2025-032

It was MOVED by Trustee Morrison, and SECONDED by Trustee Evans,

that Islands Trust Council Bylaw 202, cited as “Islands Trust Council Revenue Anticipation Borrowing Bylaw 2025-2026”, be Read a Second Time.

CARRIED

TC-2025-033

It was MOVED by Trustee Evans, and SECONDED by Trustee Yates,

that Islands Trust Council Bylaw 202, cited as “Islands Trust Council Revenue Anticipation Borrowing Bylaw 2025-2026”, be Read a Third Time.

CARRIED

TC-2025-034

It was MOVED by Trustee Fast, and SECONDED by Trustee Evans,

that Islands Trust Council Bylaw 202, cited as “Islands Trust Council Revenue Anticipation Borrowing Bylaw 2025-2026”, be forwarded to the Minister of Municipal Affairs for approval consideration.

CARRIED

15. TRUST AREA SERVICES

15.1 Consent Agenda Items

15.1.1 Director of Trust Area Services Report

Receive for information.

Trustee Peterson requested staff report the number of attendees at each of the stewardship educational webinars since February, 2025.

15.1.2 Legislative Monitoring Report - Briefing

Receive for information.

By general consent Trust Council adopted the recommendation as presented in items 15.1.1 and 15.1.2.

15.2 Discussion / Decision Items

15.2.1 Martin Natural Area Protection Tax Exemption (NAPTEP) Certificate, Salt Spring Island - Request for Decision

TC-2025-035

It was MOVED by Trustee Gauvreau, and SECONDED by Trustee Peterson,

that the Islands Trust Council request the Secretary to issue a Natural Area Protection Tax Exemption (NAPTEP) Certificate for the covenanted portion of the property described as PID: 000-363-740, Lot A, Section 39, South Salt Spring Island, Cowichan District, Plan 35768, subject to registration of a conservation covenant and completion of a baseline inventory report consistent with the standards developed for Natural Area Protection Tax Exemption (NAPTEP).

CARRIED

The agenda was reordered and continuation of Item 9.2.1 was heard following Item 15.

9.2.1 Trust Council Bylaw 197 - Local Trust Committee Meeting Procedures Bylaw - Request For Decision

TC-2025-036

It was MOVED by Trustee Evans, and SECONDED by Trustee Morrison,

that the words “but other subjects may be permitted by majority vote of the Local Trust Committee” be added after the words “local trust committee” to Item 43 in Bylaw No. 197.

CARRIED

Discussion continued on the merits of increasing, or maintaining, the number of meetings a trustee can consecutively attend electronically and the following comments were noted:

- At the start of a meeting the local trust committee has the ability to waive the requirement of in-person attendance at that meeting;
- Increasing the number of times a trustee can attend electronically will reduce the frequency of resolutions without meetings;
- In terms of accountability to the public there are expectations that Trustees are available during scheduled meetings.

TC-2025-037

It was MOVED by Trustee Gedye, and SECONDED by Trustee Borthwick,

that the word “three” be changed to the word “two” in paragraph 48 of Bylaw No. 197.

CARRIED

Trustee Dodds left the meeting at 11:15 a.m.

Trustee Lironi left the meeting at 11:30 a.m. and returned at 11:45 a.m.

Debate continued regarding the autonomy provided by individual local trust committee meeting bylaws compared to the administrative efficiencies of one Trust Council bylaw for meeting procedures.

TC-2025-038

It was MOVED by Trustee Evans, and SECONDED by Trustee Gauvreau,

that Trust Council give Bylaw 197, cited as “Local Trust Committees Meeting Procedures Bylaw, 2024”, First Reading as amended.

CARRIED

Trustee Peterson opposed.

TC-2025-039

It was MOVED by Trustee Yates, and SECONDED by Trustee Evans,

that Trust Council give Bylaw 197, cited as “Local Trust Committees Meeting Procedures Bylaw, 2024”, Second Reading as amended.

CARRIED

Trustee Peterson opposed.

TC-2025-040

It was MOVED by Trustee Borthwick, and SECONDED by Trustee Evans,

that Trust Council give Bylaw 197, cited as “Local Trust Committees Meeting Procedures Bylaw, 2024”, Third Reading as amended.

CARRIED

Trustee Peterson opposed.

By general consent the Bylaw will come back for adoption at the June 2025 Trust Council meeting.

The meeting was recessed for a break at 12:15 p.m. and reconvened at 12:50 p.m.

Trustees Mabblerley and Hunter left the meeting at 12:50 p.m.

Trustee Dodds left the meeting at 12:50 p.m. and attended as a listener only.

TC-2025-041

It was MOVED by Trustee Morrison, and SECONDED by Trustee Yates,

that Trust Council by 2/3 majority vote amend the March 2025 agenda to include new business item:

- The voting for the vacancy on the Governance Committee

CARRIED

16. NEW BUSINESS

16.1 Dark Sky Principles Adoption Advocacy - Request For Decision

The agenda was reordered and Item 16.1 was heard following Item 5.

16.2 Use of Social Media – Discussion

The following discussion points were noted:

- Communications Specialist Morgana van Niekerk stated the following:

- The organization uses X (formerly Twitter) infrequently; however, past content remains and the main post direct users to the website;
- Accounts can be abandoned but this results in the Islands Trust user name being open to others;
- It is important to strengthen internal channels of communication such as email notifications and the website; and
- The top priority is to strengthen the existing subscriber list.
- Other platforms might be more socially conscious and consideration of establishing a presence on them could be undertaken;
- The use of local community email lists continues to be successful;
- If the website continues to be prioritized as the platform to find information, then people will continue to use it; and
- Evaluation of effective means of communication is ongoing.

16.3 Use of Artificial Intelligence – Discussion

The following discussion points were noted:

- There are concerns about the ethics of artificial intelligence use and issues about theft of intellectual property;
- Policy might need to be created around use of artificial intelligence;
- The environmental impacts of the development of artificial intelligence and the growth of large language models are significant due to the massive quantities of water required to cool high-performance servers;
- There is value to actual people writing bylaws, policy, and communications;
- Director Marlor is reviewing provincial policy about the use of artificial intelligence, where data is stored, and where software solutions are being developed; and
- If provincial policy applies to Islands Trust staff will advise Trust Council of said policy.

Trustee Allen left the meeting at 1:30 p.m.

16.4 Election for Vacancy on the Governance Committee

Director Marlor asked for nominations from the floor.

It was MOVED by Trustee Luckham, and SECONDED by Trustee Evans, that Trustee Gauvreau be nominated to the Governance Committee. Trustee Gauvreau agreed to stand.

It was MOVED by Trustee Peterson, and SECONDED by Trustee Yates, that Trustee Borthwick be nominated to the Governance Committee. Trustee Borthwick agreed to stand

It was MOVED by Trustee Middleton, and SECONDED by Trustee Boland, that Trustee Morrison be nominated to Governance Committee Trustee Morrison agreed to stand

It was MOVED by Trustee Harris, and SECONDED by Trustee Maude, that Trustee Boland be nominated to Governance Committee

Trustee Boland agreed to stand and subsequently withdrew.

Director Marlor asked three times if there were further nominations for the vacancy on Governance Committee and there were none.

The paper ballots were prepared and distributed by staff and, after marking their ballot, each trustee walked to the front of the room and cast their vote placing it in the ballot box.

TC-2025-042

It was MOVED by Trustee Borthwick, and SECONDED by Trustee Yates, that Trustee Evans be nominated as scrutineer for this ballot.

CARRIED

Trustee Evans and Director Marlor left the room to count the vote.

Director Marlor returned and announced Trustee Borthwick as the new member of the Governance Committee.

17. CORRESPONDENCE

17.1 2025-01-10 ICBA - Letter to Municipal Councils

Received for information.

18. DISPOSITION OF DELEGATIONS/PUBLIC COMMENT & CORRESPONDENCE

It was noted that it is within the purview of the Accessibility Committee to undertake discussion on the issue.

TC-2025-043

It was MOVED by Trustee Peterson, and SECONDED by Trustee Morrison, that Trust Council recommend that local trust committees consider how to respond to concerns raised about accessibility of meetings by members of the public, especially in terms of time of day, and day of the week, of meetings and other engagement opportunities.

CARRIED

TC-2025-044

It was MOVED by Trustee Yates, and SECONDED by Trustee Evans, that Trust Council request staff to advise Trust Council regarding a Memorandum of Understanding or some means of referral for local trust committees to be able to comment on major rezoning of development applications adjacent to their local trust areas.

CARRIED

19. TRUSTEE UPDATES - Community Committee Participation

Item 19 was heard following item 7.1.

20. NEXT MEETING

The next Islands Trust Council Quarterly meeting is scheduled to be held in-person on Salt Spring Island, June 16-18, 2025.

20.1 Proposed Upcoming Trust Council Program

Received for information.

21. ADJOURNMENT

By general consent the meeting was adjourned at 2:10 p.m.

Laura Patrick, Chair

Certified Correct:

Lisa Millard Meeting Administrator / Recorder