



Regional Planning Committee Minutes of a Regular Meeting

Date: November 15, 2023
Location: Electronic Meeting

Members Present: Laura Patrick, Salt Spring Island Local Trustee, Chair
Sam Borthwick, Denman Island Local Trustee, Vice Chair
Alex Allen, Hornby Island Local Trustee
Mairead Boland, Saturna Island Local Trustee
Aaron Campbell, North Pender Island Local Trustee
Tobi Elliott, Executive Committee Representative
Mikaila Lironi, Lasqueti Island Local Trustee
David Graham, Denman Island Local Trustee
Peter Luckham, Thetis Island Local Trustee (Ex Officio)

Staff Present: Stefan Cermak, Director, Planning Services
David Marlor, Director, Legislative Services
Robert Kojima, Regional Planning Manager
Narissa Chadwick, Island Planner
Mary Storzer, Acting Senior Policy Advisor
Jackie O'Neil, Spatial Data Analyst
William Shulba, Senior Freshwater Specialist
Robert Barlow, Legislative Services Clerk/Recorder

Others Present: None.

1. CALL TO ORDER

Chair Patrick called the meeting to order at 10:00 a.m. and acknowledged that participants of the meeting were attending all across the territories of the Coast Salish peoples.

2. AGENDA

2.1 Review of the Agenda

The Committee requested an evaluation of Local Trust Committee (LTC) Business Cases be put on the next meeting's agenda.

2.2 Approval of the Agenda

By general consent the Regional Planning Committee approved the agenda as presented.

3. PUBLIC COMMENT PERIOD

No member of the public was present.

ADOPTED

4. DELEGATIONS

None.

5. CORRESPONDENCE

None.

6. ADMINISTRATIVE COORDINATION

6.1 Draft Minutes of Previous Meeting

6.1.1 RPC Regular Meeting Minutes of September 6, 2023

By general consent the Regional Planning Committee Minutes of September 6, 2023, were adopted as presented.

6.2 Resolutions Without Meeting (RWM)

None.

6.3 Follow-up Action List

The Follow-up Action List was presented for information.

7. BUSINESS – WORK PROGRAM ITEMS

7.1 Suitable Land Analysis Mapping - Briefing

Robert Kojima introduced the briefing and William Shulba presented the mapping. Committee discussion included:

- meaning of the mapping layers
- how to potentially use the map
- quality and updating of data layers
- ability to customize mapping for each Local Trust Area
- how many existing wells are no longer in use
- actual amount of use of groundwater by residents
- actual water balance in the Trust Area
- staff will improve the mapping and will provide to LTCs that have ongoing housing projects

7.2 Complete Communities Grant – Request For Decision (RFD)

Director Cermak presented the RFD. Committee discussion included:

- potential for other funding from the Province
- equitable water usage and serving diverse housing options

ADOPTED

RPC 2023-030

It was MOVED and SECONDED,

that Regional Planning Committee request staff to apply for the UBCM Complete Communities Grant to develop water balance analyses in the Trust Area that support equitable water access and management to meet diverse housing needs.

CARRIED

RPC 2023-031

It was MOVED and SECONDED,

that Regional Planning Committee request staff to forward a Request For Decision to Executive Committee for their support of the application.

CARRIED

By general consent the Committee agreed to return discussion of the Freshwater Sustainability Strategy to the agenda of a future Regional Planning Committee meeting.

Committee recessed at 11:57 a.m. and returned at 12:30 p.m.

Trustee Allen joined the meeting at 12:30 p.m.

7.3 Housing Statute Changes to British Columbia Legislation - Briefing

Director Cermak introduced the briefing. Committee discussion included:

- a public hearing may not be required in all cases
- updated Official Community Plans (OCP) would support community planning for housing
- need to learn to what needs to be built into an OCP
- some of the housing statute changes do not apply to Islands Trust or provides an option for Islands Trust to either opt in or opt out
- some of the analysis is preliminary as some Acts have not been brought into force yet
- need for a high-level version of the briefing to provide a report to Trust Council
- all information has been incorporated into the Legislative Monitoring report

The following amendments were suggested:

- remove suggested actions in report with regard to short-term vacation rentals and public hearings before the legislation is enacted
- add that amendments to OCP still require a public hearing

RPC 2023-032

It was MOVED and SECONDED,

that Regional Planning Committee request staff to forward the Housing Statute Changes to British Columbia Legislation briefing as amended to Trust Council.

CARRIED

ADOPTED

7.4 Advocacy Request for Affordable Housing Solutions Specific to Rural Islands in the Islands Trust Area - BRF

Director Cermak introduced the briefing. Committee discussion included:

- possibility of waiting until the new year for Provincial housing legislation to be brought into force
- the elements that need to be discussed with the Minister
- need to advocate for Islands Trust to be included in various provincial initiatives

Item 7.4 was postponed for discussion by Chair Patrick until after presentation of the Housing Toolkit and the draft Trust Council Housing Strategic Action Plan.

7.5 Housing Toolkit - RFD

Regional Planning Manager Kojima presented the RFD. Committee discussion included:

- the toolkit has already been used by some non-profit organizations
- Islands Trust does not use containment areas but could
- a previous version of the housing toolkit from 2010 presented general concepts rather than specific actions
- the toolkit needs a table of contents that includes appendices and bookmarks to improve ease of use
- one factor of a successful housing project is availability of money to buy and develop land
- need to incorporate mitigation impacts to the environment from housing development
- tool 2: the discussion paper could include analysis of the pattern of growth
- the toolkit needs to be seen as a living document that will be updated as needed
- the Agricultural Land Commission is now requiring local government to identify if any identified agricultural land isn't actually suitable for agriculture

RPC 2023-033

It was MOVED and SECONDED,

that Regional Planning Committee endorse the revised Housing Options Toolkit Part 1 as amended.

CARRIED

7.6 Draft Trust Council Housing Strategic Action Plan – RFD

Director Cermak presented the RFD, indicating that staff resources may not be available to act on all aspects of the plan. Committee discussion included:

- possibility of waiting for the new Provincial housing legislation to take effect before the Committee endorses the plan
- need to review the new Provincial housing legislation when in place

RPC 2023-034

It was MOVED and SECONDED,

ADOPTED

that Regional Planning Committee endorse the draft Trust Council Housing Strategic Action Plan including proposed priority actions and refer to Trust Council for approval.

CARRIED

RPC 2023-035

It was MOVED and SECONDED,

that Regional Planning Committee request staff to review the impact on the Trust Council Housing Strategic Action Plan when the recently proposed regulations are released.

CARRIED

Committee returned to agenda item 7.4.

7.4 Advocacy Request for Affordable Housing Solutions Specific to Rural Islands in the Islands Trust Area - BRF

Committee discussion included:

- stories need to be customized for each Local Trust Area; focus on key message
- the uniqueness of Islands Trust needs to be part of advocacy
- Islands Trust needs to seek alignment with other local governments that may have similar issues
- possibility of Islands Trust to provide written support for some housing applications
- need to identify the challenges that Islands Trust has experienced with accessing funding
- specific suggestions for solutions or options to the Province for improvements is more effective than general statements of issues or problems
- staff have a list of funding programs and the challenges experienced with accessing funding

RPC 2023-036

It was MOVED and SECONDED,

that Regional Planning Committee request Executive Committee to write a letter of support for all of the Islands Trust applicants for funding from the BC Housing current intake.

CARRIED

Committee discussion continued:

- need a complete list of applicants; Trustee Elliott is collecting that information
- need to refine the advocacy letter that was directed to Honourable Ravi Kahlon, Minister of Housing (Advocacy for Affordable Housing Solutions)
- the letter will be shared with the Committee for comment

RPC 2023-037

It was MOVED and SECONDED,

ADOPTED

that Regional Planning Committee request staff to compile a current top priority list of advocacy issues for discussion at the next meeting of the Regional Planning Committee.

CARRIED

By general consent items 7.7 and 7.8 will be moved to a future meeting:

- Shoreline Planning and Protection – Trust-wide Review Discussion – BRF
- Montreal Pledge COP15 Biodiversity Framework and the potential impacts for the work of the Islands Trust - BRF

8. BUSINESS - OTHER

None.

9. BUSINESS – NEW

None.

10. WORK PROGRAM

Director Cermak noted that:

- the numerical order is not representative of priority
- Chair of RPC is expected to speak to the RPC Work Plan at the Trust Council meeting.

11. NEXT MEETING

11.1 Proposed RPC Meeting Schedule for 2024 - RFD

RPC 2023-038

It was MOVED and SECONDED,

that Regional Planning Committee adopt the meeting dates of February 16, May 24, September 4, and November 8 for the 2024 calendar year.

CARRIED

RPC 2023-039

It was MOVED and SECONDED,

that Regional Planning Committee schedule all 2024 RPC meeting dates as electronic meetings.

CARRIED

By general consent the committee agreed to forego the budget allocation for an in-person meeting in favour of holding all electronic meetings.

12. CLOSED MEETING

The Committee did not close the meeting.

13. RISE AND REPORT

ADOPTED

As the Committee did not close the meeting, there was no need for the Committee to discuss this option.

14. ADJOURNMENT

By general consent the meeting adjourned at 3:25 p.m.

Laura Patrick, Chair

Certified Correct:

Robert Barlow, Legislative Services Clerk/Recorder