



Regional Planning Committee Minutes of a Regular Meeting

Date: May 18, 2022
Location: Electronic Meeting

Members Present: Laura Busheikin, Chair
David Maude, Vice Chair
Scott Colbourne, Local Trustee
Jeanine Dodds, Local Trustee
Doug Fenton, Local Trustee
Kees Langereis, Local Trustee
Laura Patrick, Executive Committee Representative
Timothy Peterson, Local Trustee
Kate-Louise Stamford, Local Trustee
Jane Wolverton, Local Trustee
Peter Luckham, Ex Officio Member

There were internet connectivity issues during the meeting for a number of trustees.

Staff Present: David Marlor, Director, Legislative Services
Clare Frater, Director, Trust Area Services
Robert Kojima, Regional Planning Manager, Southern Office
Heather Kauer, Regional Planning Manager, Northern Office
Narissa Chadwick, Island Planner
William Shulba, Senior Freshwater Specialist
Robert Barlow, Legislative Services Clerk/Recorder

Others Present: no member of the public was present

1. CALL TO ORDER

The meeting was called to order at 10:04 a.m. Chair Busheikin acknowledged that participants of the meeting were attending from traditional, treaty and unceded territories of many First Nations.

2. AGENDA

2.1 New Items and Re-Ordering of the Agenda

No new items or re-ordering of the agenda.

2.2 Approval of the Agenda

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

ADOPTED

3. PUBLIC COMMENT PERIOD

No member of the public indicated a desire to speak.

4. DELEGATIONS

None

5. CORRESPONDENCE

5.1 2022-01-22 Riane da Silva

Executive Committee requested the correspondence be forwarded to RPC for consideration on its work in the housing area. The letter originally appeared at the Denman LTC meeting of March 22, 2022, and references the United Nations Declaration of the Right to Adequate Housing (UNDRAH) that was adopted by the Canadian government on June 21, 2019, in the form of the [National Housing Strategy Act](#).

RPC-2022-013

It was MOVED and SECONDED,

that Regional Planning Committee forward the January 22, 2022, correspondence from Riane da Silva regarding housing rights to all trustees.

CARRIED

It was MOVED and SECONDED,

that Regional Planning Committee forward the January 22, 2022, correspondence from Riane da Silva regarding housing rights to the Islands 2050 engagement team.

RPC-2022-014

It was MOVED and SECONDED,

to amend the motion “that Regional Planning Committee forward the January 22, 2022, correspondence from Riane da Silva regarding housing rights to the Islands 2050 engagement team.” by adding “and recommend that policies that recognize housing as a human right be added to the TPS”.

CARRIED

RPC-2022-015

It was MOVED and SECONDED,

that Regional Planning Committee forward the January 22, 2022, correspondence from Riane da Silva regarding housing rights to the Islands 2050 engagement team and recommend that policies that recognize housing as a human right be added to the TPS.

CARRIED

RPC-2022-016

It was MOVED and SECONDED,

ADOPTED

that the Regional Planning Committee Chair reply to the correspondent with an update to actions taken.

CARRIED

6. ADMINISTRATIVE COORDINATION

6.1 Draft Minutes of Previous Meeting

6.1.1 Regional Planning Committee minutes of February 9, 2022

By general consent the Regional Planning Committee minutes of February 9, 2022, were adopted as presented.

6.2 Resolutions Without Meeting

None

6.1 Follow-up Action List

Director Marlor reviewed the items in progress, noting that there are limited staff resources available to address all the items and that staff would welcome the Committee setting priorities.

The Committee discussed the action items relating to the tabled Trust Council motion TC-2021-128 (in regards to a housing authority entity) that was referred from Trust Council to RPC. The intention of the referral to RPC, as noted in the Trust Council minutes, is to potentially bring improvements to the motion for consideration at a future Trust Council meeting. Discussion included:

- possibility of returning to Trust Council without any recommendations for changes to the motion
- possibility of requesting Trust Council provide further direction for RPC
- the viability of the proposal in the motion
- the possible response from the Province to the current motion if Trust Council were to adopt it
- the intention of the motion
- the issues or problems that the motion is attempting to address
- the priority of the motion

RPC-2022-017

It was MOVED and SECONDED,

that Regional Planning Committee designate a working group of Committee members to work with staff to draft a letter to the Province for recommendation to Trust Council regarding the housing equity and workforce shortage crisis in the Trust Area.

CARRIED

ADOPTED

RPC-2022-018

It was MOVED and SECONDED,

that Regional Planning Committee appoint Trustees Busheikin, Patrick, Wolverton and Colbourne to the working group on housing equity and workforce shortage crisis.

CARRIED

7. BUSINESS - WORK PROGRAM ITEMS

7.1 ShoreZone Polygon Mapping Summary Report "Eelgrass in the Gulf Islands Trust Area"

Director Marlor indicated that the report and maps complete Strategic Plan item #2.2 and that trustees could indicate to himself if they wish it shared with third parties.

RPC-2022-019

It was MOVED and SECONDED,

that Regional Planning Committee forward the ShoreZone Polygon Mapping Summary Report "Eelgrass in the Gulf Islands Trust Area" to Trust Council.

CARRIED

Committee recessed at 12:00 p.m. and returned at 12:31 p.m.

7.2 Freshwater Sustainability Strategy - Verbal Update

Island Planner Chadwick provided an overview of the Strategy, indicating that an implementation strategy hasn't been worked on yet due to lack of staffing resources.

7.3 Healthy Watersheds Initiative Funding Outcomes – Briefing

Island Planner Chadwick referenced an eight minute video in regards to Indigenous perspectives on water but was unable to show it due to connectivity issues. She will provide a link to members of the RPC.

7.4 Groundwater Sustainability Science Program – Verbal Update

Senior Freshwater Specialist Shulba spoke to the Program and indicated that he will provide a briefing that provides details at the next RPC meeting.

7.5 Heritage Mapping Project - Verbal Update

Director Marlor indicated that a briefing will be provided to RPC at the next meeting. The work was being done by the former Strategic Intergovernmental Policy Advisor and that position is currently vacant.

7.6 Other Strategic Plan Items

Director Marlor indicated that:

ADOPTED

- 1.2 (Model Coastal Douglas-fir Ecosystem bylaws) has not been started but does have a budget;
- 2.3 (Shoreline Review) was completed and referred to LTCs;
- 4.4.iii (Using Floor Area Ratio for affordable housing) was completed;
- 4.4.1v (Model density bonus bylaws for affordable housing) hasn't been started and doesn't have resources attached to it.

8. BUSINESS - OTHER

8.1 2021/22 Annual Report: Approval of RPC Section - RFD

Director Marlor introduced the text of the RPC section of the annual report. Committee discussion included removing the words "Model Bylaw" from the "Residential Floor Area Ratio Report Model Bylaw" and from the "Shoreline Protection Model Bylaw Report"

RPC-2022-020

It was MOVED and SECONDED,

that Regional Planning Committee approve the attached text as amended for inclusion in the 2021/22 Annual Report for approval by Trust Council and submission to the Minister of Municipal Affairs.

CARRIED

8.2 Both EC and RPC are scheduled to meet on November 23, 2022

It was noted that this would result in a conflict for the next term's Islands Trust Chair and the assigned Executive Committee representative.

RPC-2022-021

It was MOVED and SECONDED,

that Regional Planning Committee reschedule the November 23, 2022 meeting to November 16, 2022.

CARRIED

8.3 Delegation of Development Permits - RFD

Regional Planning Manager Kojima presented the RFD, indicating that the purpose is to provide draft policy and a draft bylaw that would enable local trust committees to delegate the issuance of development permits to staff. He noted that this delegation would be considered as part of the LPS Renewal project and is consistent with Trust Council's request of the Minister to allow local trust committees to be able to delegate issuance of permits to staff, and the subsequent amendments to the Islands Trust Regulation to allow this. It is also consistent with recommendations in the 2022 Governance Review commissioned by Trust Council. It was noted that this policy would enable, but not require, LTCs to delegate the issuance of development permits.

Committee discussion included a number of comments, clarifications and suggested amendments to the policy including:

ADOPTED

- section 4.5: replace the words “...the application should be refused...” with the words “...the application shall be refused...”
- section 2.1: there is a need for regular reviews of some Development Permit Areas (DPA) to ensure that the DPA is accurate and current, such as within 5 years, and staff should be required to report to the appropriate LTC if mapping of DPAs is found to be out of date
- section 1.4: needs consistency between policy and bylaw in regards to whether authority to issue permits go to the Director and the RPM or just to the Director (and the RPM in the Director’s absence)

RPC-2022-022

It was MOVED and SECONDED,

that Regional Planning Committee forward the attached draft ‘Delegation of Land Use Permits’ policy and bylaw template as amended to the June Trust Council meeting with a recommendation that the policy be adopted and that local trust committees be requested to consider adopting delegation bylaws.

CARRIED

8.4 Review of Trust Council Policy 5.9.1 Best Management Practices For Delivery of Local Planning Services To Local Trust Committees - RFD

Regional Planning Manager Kauer indicated that the draft policy presented at the last RPC meeting was amended to incorporate UNDRIP and DRIPA concerns and that the amended policy was presented to and discussed by TC in March. She indicated that she was not aware of any written comments from that TC discussion and Director Marlor also indicated that he had not received any feedback directly from trustees.

RPM Kauer noted that appendices may not be needed to be included with the policy as they may prove to be more operational in nature and more flexible if they are presented to each LTC or Committee in a way that is geared toward individual projects.

Committee discussion included:

- section 9.2 uses the words “Early and meaningful engagement in the process is encouraged...” rather than “...is required...” or some other wording because the bylaw will be a guide and not a requirement; legislation in regards to Official Community Plans speaks to each LTC turning it’s mind to whatever kind of engagement it wants; and because minor technical amendments would be allowed to occur without having to engage with First Nations
- the process used to create the policy has been to edit the current policy rather than creating an ideal process by exploring questions such as “what should it be” and identification of partners in the development of policy
- Phase 0 (Defining the Project) could explicitly indicate engagement with First Nations, government agencies and other stakeholders
- protocol agreements might need to be developed with First Nations and other partners prior to developing policy
- the Committee needs to be clear as to what they are asking the TC to do with the draft policy

ADOPTED

RPC-2022-023

It was MOVED and SECONDED,

that Regional Planning Committee endorse the draft policy “5.9.1 Best Management Practices For Delivery of Local Planning Services to Local Trust Committees” in principle with a detailed staff report to contextualize the intent to Trust Council, and forward to Trust Council for approval.

CARRIED

9. BUSINESS - NEW

None

10. WORK PROGRAM

RPC-2022-024

It was MOVED and SECONDED,

that Regional Planning Committee add to its Work Program the development of an Islands Trust Freshwater Sustainability Strategy policy document and recommendations for implementation of the Freshwater Sustainability Strategy, under section 4 of the Projects list.

CARRIED

11. NEXT MEETING

Wednesday, August 24, 10:00 a.m. - 3:00 p.m.

12. ADJOURNMENT

By general consent the meeting adjourned at 3:04 p.m.

Laura Busheikin, Chair

Certified Correct:

Robert Barlow, Legislative Services Clerk