



# Trust Council Committee of the Whole

## Minutes of a Regular Meeting

**Date:** November 6, 2024  
**Location:** Electronic Meeting

**Executive Members Present:**

1. Peter Luckham, Trust Council Chair, Thetis 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. Joe Bernardo, Acting Chair, Gambier Trustee
6. Sue Ellen Fast, Bowen Municipal Trustee
7. Judith Gedye, Bowen Municipal Trustee
8. Sam Borthwick, Denman Trustee
9. David Graham, Denman Trustee
10. Susan Yates, Gabriola Trustee
11. Ben Mabblerley, Galiano Trustee
12. Lisa Gauvreau, Galiano Trustee
13. Alex Allen, Hornby Trustee
14. Jeanine Dodds, Mayne Trustee
15. Jamie Harris, Salt Spring Trustee
16. Laura Patrick, Salt Spring Trustee
17. Mairead Boland, Saturna Trustee
18. Lee Middleton, Saturna Trustee
19. Ken Hunter, Thetis Trustee

**Members Regrets:**

20. Kate-Louise Stamford, Gambier Trustee
21. Grant Scott, Hornby Trustee
22. Mikaila Lironi, Lasqueti Trustee
23. Aaron Campbell, North Pender Trustee
24. Deb Morrison, North Pender Trustee
25. Kristina Evans, South Pender Trustee
26. Dag Falck, South Pender Trustee

**Staff Present:**

Julia Mobbs, Interim Chief Administrative Officer  
David Marlor, Director, Legislative and Information Services  
Clare Frater, Director, Trust Area Services  
Stefan Cermak, Director, Planning Services  
Jason Youmans, Senior Policy Advisor  
Alexandra Trifonidis, Executive Coordinator  
Lisa Millard, Meeting Administrator/Recorder

**Members of the Public:** There were no members of the public present.

### 1. CALL TO ORDER / LAND ACKNOWLEDGEMENT

Acting Chair Bernardo called the meeting to order at 6:00 p.m. He acknowledged that the meeting was held on the territory of the Coast Salish First Nations.

Trust Council Chair Luckham briefly addressed the Committee of the Whole to provide an update on Executive Committee's decision to remove the recording of the September, 2024 Trust Council meeting from the Islands Trust website.

## **2. APPROVAL OF AGENDA**

**By general consent** the agenda was approved as presented.

Trustee Gedye arrived to the meeting at 6:10 p.m.

## **3. ADOPTION OF MINUTES**

### **3.1 Draft Committee of the Whole Meeting Minutes of September 25, 2024**

**By general consent** the Trust Council Committee of the Whole meeting minutes of September 25, 2024 were adopted as presented.

### **3.2 Draft Committee of the Whole Meeting Minutes of October 3, 2024**

**By general consent** the Trust Council Committee of the Whole meeting minutes of October 3, 2024 were adopted as presented.

## **4. FOLLOW UP ACTION LIST AND UPDATES**

### **4.1 Committee of the Whole Follow Up Action List**

Received for information.

## **5. TRUST AREA SERVICES**

### **5.1 Policy Statement Amendment Project - Directive Polices - Briefing**

The Senior Policy Advisor summarized the briefing and highlighted the following:

- The *Islands Trust Act* does not describe whether or not the Policy Statement should be directive or subjective;
- Legal Counsel previously indicated it is within Trust Council's purview to make the Policy Statement directive; and
- A committee reviewed the Policy Statement in 2011 and noted that directive policies might be beneficial; however, if a directive policy is assigned an explanation should be included indicating why local trust committees have been directed to act in a prescribed manner.

Trustee Allen left the meeting at 6:46 p.m.

Discussion ensued and the following comments were noted:

- Directive policies allow Trust Council and local trust committees to determine if a new bylaw meets the policies of, or is in conflict with, the Policy Statement;
- Draft Policy Statement contains repetitive policies that are both directive and suggestive and this is causing confusion;

- Directive policies that address potential impacts are within Islands Trust purview as a land use organization while advisory policies are distinct and can address issues outside of the jurisdiction of Islands Trust;
- Difference between directive and advisory needs to be clear and understood;
- Directive policies, and reasons for them, should be specific, clear, not open to interpretation, less aspirational, and include a context statement; and
- The Committee of the Whole has discretion on the use of directive, and less directive, statements and each can be addressed as Trustees work through the document.

Trustee Allen returned to the meeting at 7:02 p.m.

Trustees Mabberley and Allen left the meeting at 7:05 p.m.

## 5.2 Draft Trust Policy Statement

The Committee addressed a motion that was moved and seconded, and thus, still on the floor from the last Committee of the Whole meeting.

### **TC-COW-2024-024**

**It was MOVED by Trustee Elliott, and SECONDED by Trustee Bernardo,** that Committee of the Whole recommends that Executive Committee direct staff to add a new directive policy “Ensure that the negative impacts of development on Indigenous cultural heritage, harvesting and hunting areas is minimal.

**DEFEATED**

Discussion ensued and the following comments were noted:

- It was moved to amend the language in the motion to include the word “access” to ensure Indigenous People’s access to sites is not restricted;
- Term “ensure negative impacts of development are minimal” implies access to those spaces; and
- Term “negative impacts” is broad and the scope of language needs to be defined.

The question on the motion was called. The motion was defeated to allow opportunity for staff to provide suggestions for effective language.

It was **MOVED** by Trustee Fast, and **SECONDED** by Trustee Gedye, that Committee of the Whole request staff to come back with suggestions regarding ensuring access for Indigenous Peoples.

**By general consent** Committee of the Whole defer the motion to the next meeting and request staff work with Trustees Fast and Gedye to review the language in the above motion.

A Trustee indicated that items 2.1.3 and 3.4.2 in the draft policy statement, regarding limitations to the rate and scale of development, should align with each other and the following discussion points were noted:

- Question if the statement “consider site capabilities and existing development patterns” upholds the mandate;
- Official Community Plans identify limits, or build outs, for each island;
- Support for defining appropriate limits rather than directing an action to limit;
- Question if Islands Trust has tools to limit unwanted growth;
- Identification of the types of growth in each local trust committee might vary; and
- If there is consensus to a specific growth management issue then it can be prescribed.

It was suggested that Committee of the Whole return to previously discussed items after such time that each item has been reviewed a first time.

Trustee Dodds left the meeting at 7:26 p.m.

The meeting was recessed for a break at 7:35 p.m. and reconvened at 7:45 p.m.

Discussion ensued on Items 3.4.3 through 3.4.7 of the draft policy statement and the following comments were noted:

#### 3.4.3 – Impacts of Development

- Term aesthetic speaks to rural character of the islands;
- There can be positive social impacts of development;
- Policy might be useful at a site specific level; and
- Statement is non-directive and asks local trust committees to consider impacts.

#### 3.4.4 – Community Facilities and Services

- Outdoor recreational amenities should be considered in addition to buildings and services.

**By general consent** Committee of the Whole request staff attend to outdoor recreation in item 3.4.4 by adding words “and outdoor recreation” after recreational facilities and services.

#### 3.4.5 – Climate Change Mitigation and Adaptation

- Greenhouse gas reduction targets are a legislated requirement of local government official community plans; however, the Province does not yet mandate local governments to mitigate climate change;
- Statement asks to identify strategies but is not directive by stating said strategies be implemented;
- Use of term “employ” or “encourage” instead of “consider”;
- Considerations of climate change vulnerabilities are fundamental to the Islands Trust mandate;
- This is the only policy that addresses climate change adaptation; and
- Climate change is drastically impacting communities and one of the reasons for updating the Policy Statement.

**By general consent** Committee of the Whole recommend staff add words “and encourage adoption of” after “Identify” in item 3.4.5.

Trustee Luckham left the meeting at 8:18 p.m.

#### 3.4.6 – Hazardous Areas

- Intention of section is clear while grammar might need improvement.

**By general consent** Committee of the Whole recommend staff consider editing item 3.4.6 to maintain the original intention but improve the grammar.

#### 3.4.7 – Economic Activities

- Additional policy on managing tourism should be considered;
- Section is about fostering sustainable communities and managing tourism is within this purview;
- Tourism is a growing issue that has ramifications;
- Tourism should respect ecological limits; therefore, use of the term “sustainable tourism” should be considered;
- Tourism is necessary and needs to be promoted not deterred;
- Broad set of guidelines for tourism is required and the guidelines should not set a for or against tone as each island has different objectives; and
- Ensure that tourism as an economic activity is sustainable and does not negatively impact the amenities of the Trust.

**By general consent** Committee of the Whole request staff to develop, and return to Committee of the Whole, a policy to manage tourism in a sustainable manner.

#### 3.4.8 – Community Heritage Sites

- No amendments were suggested.

#### 3.4.9 – Appropriate Locations for Densification

- Support for identifying appropriate locations;
- Locations of affordable housing will vary greatly within each local trust area;
- Linking density to less dependency on private automobile use results in increased density closer to village centres;
- “Not adversely impacting the Trust Area and its unique amenities and environment” should be removed as this is already a requirement of the legislated mandate; and
- Local trust committees are best suited to determine appropriate areas for densification within their local trust area.

Trustee Middleton left the meeting at 8:48 p.m.

#### **TC-COW-2024-025**

**It was MOVED by Trustee Borthwick, and SECONDED by Trustee Boland** that Committee of the Whole request staff strike words after “diverse and affordable housing” in item 3.4.9.

**CARRIED**

**6. CLOSED MEETING** - None

**7. RISE AND REPORT** - None

**8. NEW BUSINESS** - None

**9. NEXT MEETING**

The next Committee of the Whole meeting is scheduled to be held electronically on Thursday, December 12, 2024 at 6:00 p.m.

**10. ADJOURNMENT**

**By general consent** the meeting was adjourned at 8:53 p.m.

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Joe Bernardo, Acting Chair

Certified Correct:

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Lisa Millard Meeting Administrator/Recorder