



## Trust Council Committee of the Whole Minutes of a Regular Meeting

**Date:** January 8, 2025  
**Location:** Electronic Meeting

**Executive Members Present:**

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

**Members Present:**

4. Sue Ellen Fast, Bowen Municipal Trustee
5. Judith Gedye, Bowen Municipal Trustee
6. David Graham, Denman Trustee
7. Susan Yates, Gabriola Trustee
8. Kate-Louise Stamford, Gambier Trustee
9. Jeanine Dodds, Mayne Trustee
10. Deb Morrison, North Pender Trustee
11. Jamie Harris, Salt Spring Trustee
12. Laura Patrick, Salt Spring Trustee
13. Mairead Boland, Saturna Trustee
14. Dag Falck, South Pender Trustee

**Members Absent:**

15. Tobi Elliott, Vice-Chair, Gabriola Trustee
16. Sam Borthwick, Denman Trustee
17. Lisa Gauvreau, Galiano Trustee
18. Ben Maberley, Galiano Trustee
19. Joe Bernardo, Gambier Trustee
20. Alex Allen, Hornby Trustee
21. Grant Scott, Hornby Trustee
22. Mikaila Lironi, Lasqueti Trustee
23. Aaron Campbell, North Pender Trustee
24. Lee Middleton, Saturna Trustee
25. Kristina Evans, South Pender Trustee
26. Ken Hunter, Thetis Trustee

**Staff Present:**

Rueben Bronee, Chief Administrative Officer  
Julia Mobbs, Director, Administrative 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  
Alexandra Trifonidis, Executive Coordinator  
Lisa Millard, Meeting Administrator/Recorder

**Others Present:** There were no members of the public in attendance.

**1. CALL TO ORDER**

Acting Chair Peterson called the meeting to order at 6:03 p.m.

**2. TERRITORIAL ACKNOWLEDGEMENT**

Acting Chair Peterson 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.

**4. FOLLOW UP ACTION LIST**

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

There were no updates to report.

**5. TRUST AREA SERVICES**

**5.1 Policy Statement Amendment Project – Tourism, Hazard and Forest Ecosystem Policies - Request for Decision**

**1) Economic and Tourism Activities**

This item was addressed at the December 12, 2024 meeting.

**2) Hazardous Areas**

This item was addressed at the December 12, 2024 meeting.

**3) Forest Ecosystems**

The Senior Policy Advisor summarized draft Policy 3.3.3 recommendations provided by a Senior Ecosystem Biologist. It was noted the term “associated ecosystems” does not need to be included because this information was captured within the context of the policy about sensitive ecosystems.

Discussion ensued and the following comments were recorded:

- Restoration of ecosystems that become unviable due to affects of climate change might not be feasible; therefore, adapting to climate change by allowing the establishment of new ecosystems should be considered;
- The policy does not identify any particular species and this allows for flexibility when defining sensitive species within identified ecosystems; and
- Development permit areas could be designated to protect the natural environment and its ecosystems; however, in order for the designation to be considered valid a local trust committee would be required to demonstrate what is unique that warrants protection.

**TC-COW-2025-001**

**It was MOVED by Trustee Fast, and SECONDED by Trustee Dodds,** that Committee of the Whole recommend that Trust Council revise proposed Directive Policy 3.3.3 as follows:

**Forest Ecosystems**

Identify forest ecosystems and prioritize the preservation and protection of unfragmented forests, with a particular focus on the maintenance and restoration of their ecological integrity.

**CARRIED**

#### **4) Coastal Oak and Prairie Ecosystems**

The Senior Policy Advisor noted the Senior Ecosystem Biologist had advised that coastal oak and prairie ecosystems currently occupy less than 5% of their historic range while simultaneously hosting the region's greatest terrestrial biodiversity and are therefore potentially deserving of specific mention in the Policy Statement.

##### **TC-COW-2025-002**

**It was MOVED by Trustee Morrison, and SECONDED by Trustee Luckham,**

that Committee of the Whole recommend that Trust Council add a new proposed Directive Policy 3.3.4 to read as follows and renumber accordingly:

##### **Coastal Oak and Prairie Ecosystems**

Identify and prioritize the preservation and protection of coastal oak and prairie ecosystems, with a particular focus on their maintenance, restoration and management of its ecological integrity.

**CARRIED**

Trustee Yates joined the meeting at 6:50 p.m.

#### **5) Indigenous Ecosystem Management**

Discussion ensued and it was noted that language for supporting opportunities for Indigenous-led management through engagement with Indigenous Government Bodies was preferred over local trust committees identifying and pursuing said opportunities.

Trustee Graham left the meeting at 7:00 p.m.

##### **TC-COW-2025-003**

**It was MOVED by Trustee Boland, and SECONDED by Trustee Luckham,** that Committee of the Whole recommend that Trust Council add a new proposed Ecosystem Integrity Advisory Policy 3.3.9 as follows:

##### **Indigenous Ecosystem Management**

Through engagement with Indigenous Governing Bodies, support opportunities for Indigenous-led ecosystem management.

**CARRIED**

Trustee Graham returned to the meeting at 7:10 p.m.

#### **5.2 Policy Statement Amendment Project – Indigenous Harvesting and Hunting Areas Policies - Request for Decision**

The Senior Policy Advisor indicated the policy was proposed to ensure that the negative impacts of development on Indigenous cultural heritage, harvesting, and hunting areas is minimal, and access to said areas is unimpeded.

Discussion ensued and the following comments were noted:

- A local trust committee could trigger the directives within this policy when a bylaw is being amended or when broader policy changes are being made to an Official Community Plan;
- Language that fosters restoration of sites, in addition to minimizing potential negative impacts, should be considered; and
- There is a difference between minimizing potential impacts and mitigating impacts that have already occurred.

**TC-COW-2025-004**

**It was MOVED by Trustee Fast, and SECONDED by Trustee Yates,** that Committee of the Whole recommend that Trust Council revise proposed Directive Policy 3.2.1 to read as follows:

**Indigenous Cultural Heritage Sites**

Minimize potential negative impacts to Indigenous cultural heritage sites including, but not limited to, known village sites, burial sites, middens, cairns, petroglyphs, culturally modified trees, fish traps, clam gardens, pictographs, and known (registered), unregistered, or newly discovered archaeological sites.

**CARRIED**

**TC-COW-2025-005**

**It was MOVED by Trustee Fast, and SECONDED by Trustee Gedye,** that Committee of the Whole recommend that Trust Council revise proposed Directive Policy 3.2.2 to read as follows:

**Indigenous Marine Harvesting Areas**

Minimize potential negative impacts to known marine harvesting areas used by Indigenous Peoples including, but not limited to, fish weirs and clam gardens.

Discussion on the motion ensued and the following comments were noted:

- Use of the term “known” restricts policy to already known areas;
- Unknown areas can be identified through engagement;
- The policy could be applied to present and future sites and not limited to cultural heritage sites; and
- The Senior Policy Advisor advised that removing the word “known” presents a potential risk of taking an action that inadvertently damages an unknown harvesting area and if the policy is limited to known areas it is defensible.

Trustee Dodds left the meeting at 7:36 p.m. and returned at 7:42 p.m.

**TC-COW-2025-006**

**It was MOVED by Trustee Patrick, and SECONDED by Trustee Yates,** that Committee of the Whole amend the motion by removing the word known.

**CARRIED**

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

that Committee of the Whole recommend that Trust Council revise proposed Directive Policy 3.2.2 to read as follows:

**Indigenous Marine Harvesting Areas**

Minimize potential negative impacts to marine harvesting areas used by Indigenous Peoples including, but not limited to, fish weirs and clam gardens.

**CARRIED**

Discussion ensued on proposed Policy 3.2.3 and the following comments were recorded:

- The policy does not impinge on Indigenous hunting rights;
- If there is a known area where Indigenous Persons often hunt a local trust committee would take this into consideration when making zoning decisions;
- Directive Policies are to be taken under consideration when amending bylaws and not when making other decisions; and
- The use of the term “known” restricts the policy for the same reasons that were addressed in the discussion points about proposed Policy 3.2.2.

**TC-COW-2025-007**

**It was MOVED by Trustee Yates, and SECONDED by Trustee Fast,** that Committee of the Whole recommend that Trust Council add a new proposed Directive Policy 3.2.3 to read as follows:

**Indigenous Harvesting and Hunting Areas**

Minimize potential negative impacts to land-based harvesting and hunting areas used by Indigenous Peoples.

**CARRIED**

**TC-COW-2025-008**

**It was MOVED by Trustee Fast, and SECONDED by Trustee Yates,** that Committee of the Whole recommend that Trust Council add a new proposed Advisory Policy 3.2.4 to read as follows:

**Indigenous Harvesting and Hunting Areas Access**

Through engagement with Indigenous Governing Bodies, identify and pursue opportunities to improve access by Indigenous people to marine and land-based harvesting and hunting areas.

**CARRIED**

The meeting was recessed for a break at 8:09 p.m. and reconvened at 8:20 p.m.

**5.3 Draft new Policy Statement Redline version – For Discussion**

The Senior Policy Advisor noted the redline version incorporates previously proposed revisions that were recommended up to and including the November, 2024 Committee of the Whole meeting and the intent is to begin review of the document at policy 3.4.10.

A Trustee inquired about general interest in adding a cooperation principle regarding collaboration with Island Municipalities particularly in areas of conservation planning, communication, and engagement policies in the Trust Policy Statement.

The Director of Trust Area Services stated they will bring more specific language to a future meeting for consideration.

Trustee Dodds left the meeting at 8:30 p.m.

Trustee Harris left the meeting at 8:35 p.m.

Acting Chair Peterson stated quorum had been lost; therefore, discussion could continue but decisions could not be made.

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 consider the well-being of the community when discussing impacts of short-term rentals and tourism; and
- It is necessary to create communities that balance the needs of residents and visitors.

**3.4.11 – Floor Area and Lot Coverage Limits**

- Lot coverage limits help maintain rural character and prevent over-building; and
- This is a fundamental principle which allows for open spaces and rural feel.

**3.4.12 – Housing Diversity**

- The Senior Policy Advisor noted that a local trust committee would use this directive policy by seeking affordable housing through amendments to the land use bylaw;
- There is necessity to ensure a diversity of homes available for everyone, and short-term vacation rentals and floor and lot coverage allowances impact that variety; and
- The term “housing diversity” requires further explanation within the policy.

Trustee Morrison left the meeting at 8:46 p.m.

**6. CLOSED MEETING** - None

**7. RISE AND REPORT** - None

**8. NEW BUSINESS** - None

**9. NEXT MEETING**

The next scheduled Committee of the Whole meeting will take place electronically on January 30, 2025 at 1:00 p.m.

**10. ADJOURNMENT**

Acting Chair Peterson adjourned the meeting at 8:52 p.m.

**Timothy Peterson, Acting Chair**

**Certified Correct:**

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**Lisa Millard, Meeting Administrator/Recorder**