



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

**Date:** October 3, 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. Sue Ellen Fast, Bowen Municipal Trustee
6. Judith Gedye, Bowen Municipal Trustee
7. David Graham, Denman Trustee
8. Susan Yates, Gabriola Trustee
9. Joe Bernardo, Gambier Trustee
10. Jeanine Dodds, Mayne Trustee
11. Laura Patrick, Salt Spring Trustee
12. Mairead Boland, Saturna Trustee
13. Kristina Evans, South Pender Trustee
14. Dag Falck, South Pender Trustee
15. Ken Hunter, Thetis Trustee

**Members Regrets:**

16. Sam Borthwick, Denman Trustee
17. Lisa Gauvreau, Galiano Trustee
18. Ben Mabblerley, Galiano Trustee
19. Kate-Louise Stamford, Gambier Trustee
20. Alex Allen, Hornby Trustee
21. Grant Scott, Hornby Trustee
22. Mikaila Lironi, Lasqueti Trustee
23. Aaron Campbell, North Pender Trustee
24. Deb Morrison, North Pender Trustee
25. Jamie Harris, Salt Spring Trustee
26. Lee Middleton, Saturna Trustee

**Staff Present:**

Julia Mobbs, Interim Chief Administrative Officer  
David Marlor, Director, Legislative and Information Services  
Clare Frater, Director, Trust Area Services  
Renee Jamurat, Acting Director, Planning Services  
Jason Youmans, Senior Policy Analyst  
Lori Foster, Executive Administrative Assistant  
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 Peterson called the meeting to order at 2:00 p.m. He acknowledged that the meeting was held on the territory of the Coast Salish First Nations, spoke to the history of residential schools in Canada, and acknowledged Truth and Reconciliation Day.

**2. APPROVAL OF AGENDA**

By general consent the agenda was approved as presented.

**3. ADOPTION OF MINUTES**

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

The draft minutes were provided for reference only.

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

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

Not provided at this time.

**5. TRUST AREA SERVICES**

**5.1 Draft Trust Policy Statement**

Trustee Hunter joined the meeting at 2:12 p.m.

Discussion ensued about Objective 3 and Committee of the Whole members made the following comments:

- Clarity is required on use of the term “prioritize”;
- Concern was expressed about the inclusion of directive policies that appear to require local trust committees to achieve objectives that are beyond ability of their limited authorities and resources; and
- Trust Policy Statement defines policy priorities and any topic included in a directive policy can be interpreted to be a Trust Council priority.

**TC-COW-2024-017**

**It was MOVED by Trustee Evans, and SECONDED by Trustee Boland,** that Committee of the Whole request Executive Committee to request staff to create a definition of the word “prioritize” as used in the draft Policy Statement.

**CARRIED**

Discussion ensued on Item 3.4.1 and the following points and were noted:

- It is difficult to reduce dependency on private automobile use on an island;
- Concern was expressed about regulatory overreach such as whether LTCs can arbitrarily dictate where a home gets sited on a property;
- The term “compact” requires clarification and the word “clustered” is preferred;
- Consideration of directing higher-density, multi-family housing into areas already settled, while also considering site capabilities, could be undertaken; and
- Local trust committees and island municipalities, through land use bylaws, can consider creating clustered development to reduce dependency on automobile use, reduce sprawl, and consider increased density in areas closer to amenities.

Staff provided the following information:

- Intent of Policy Statement is to capture policies that help to achieve the objectives set out in the document;
- Further clarity will be provided through the Policy Statement implementation strategy which will identify how policies are executed;
- Trust Council would have final say on how the Policy Statement is interpreted; and
- Indigenous communities and governments have indicated everything that the Islands Trust governing body does should be considered through the lens of Indigenous views and sustainable development, therefore density impacts should be viewed through that lens.

Trustee Hunter left the meeting at 3:12 p.m.

**TC-COW-2024-018**

**It was MOVED by Trustee Evans, and SECONDED by Trustee Bernardo,** that Committee of the Whole recommend to Trust Council that the first sentence in directive policy 3.4.1 of the draft Policy Statement replace the word “compact” with the word “clustered” and that the second bullet be struck out and third bullet be moved to 3.4.3.

**DEFEATED**

**TC-COW-2024-019**

**It was MOVED by Trustee Gedye, and SECONDED by Trustee Elliott,** to divide the above motion at “and third bullet be moved to 3.4.3.”

**CARRIED**

**TC-COW-2024-020**

**It was MOVED by Trustee Elliott, and SECONDED by Trustee Evans,** that Committee of the Whole recommend to Executive Committee Policy 3.4.1 be amended to read: “Consider site capabilities, environmental and protected areas, and existing development patterns when determining the land use designation and appropriate locations and intensities of various uses of the land”.

**CARRIED**

**TC-COW-2024-021**

**It was MOVED by Trustee Elliott, and SECONDED by Trustee Yates,** that Committee of the Whole recommend to Executive Committee that Policy 3.4.2 Density Limits - Establish appropriate density limits for efficient and sustainable use of the land base that help to safeguard protected area networks, and is compatible with preservation and protection of the Trust Area and its unique amenities and environment be amended to read: “Manage community growth and its associated impacts by directing high density residential and mixed use development into appropriate locations, to prevent sprawl and relieve growth pressure in the surrounding rural areas, and to help safeguard protected area networks.”

**TC-COW-2024-022**

**It was MOVED by Trustee Evans, and SECONDED by Trustee Elliott,** to amend the motion by adding the word “sustainable” after the word “manage”, and changing the words “high density” to “appropriate density limits for”.

**DEFEATED**

**TC-COW-2024-023**

**It was MOVED by Trustee Luckham, and SECONDED by Trustee Evans,** that the motion be amended to remove the words “high density”.

**CARRIED**

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

that Committee of the Whole recommends to Executive Committee that Policy 3.4.2 Density Limits - Establish appropriate density limits for efficient and sustainable use of the land base that help to safeguard protected area networks, and is compatible with preservation and protection of the Trust Area and its unique amenities and environment be amended to read: “Manage community growth and its associated impacts by directing residential and mixed use development into appropriate locations, to prevent sprawl and relieve growth pressure in the surrounding rural areas, and to help safeguard protected area networks.”

**CARRIED**

The meeting recessed for a break at 4:29 p.m. and reconvened at 4:35 p.m.

Proposed new policy regarding the protection of Indigenous cultural heritage, harvesting, and hunting areas was put forward. Discussion ensued with the following points noted:

- Staff indicated former policy was about appropriate siting of development;
- Use of the word “situated” within context of the policy narrows scope of the directive to location of development;
- Use of the term “eliminate impacts” might leave bylaws open to challenge due to language associated with absolute commitment; therefore, impact should be defined as minimal or negligible; and
- Combining this policy with Policy 3.4.3 - Impacts of Development could be considered.

**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.”

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

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

It was noted that Committee of the Whole no longer had quorum.

Acting Chair Peterson noted discussion on the above motion will continue at a future meeting.

**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 Wednesday, November 6, 2024 at 6:00 p.m.

**10. ADJOURNMENT**

**By general consent** the meeting was adjourned at 5:05 p.m.

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Timothy Peterson, Acting Chair

Certified Correct:

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Lisa Millard Meeting Administrator/Recorder