



## Trust Council Minutes of Regular Meeting

**Date:** November 30, 2021 - December 2, 2021  
Coast Victoria Hotel, Ballroom

**Location:** 146 Kingston Street  
Victoria BC, V8V 1V4

**Executive Present:**

1. Peter Luckham, Chair, Thetis Island
2. Sue Ellen Fast, Vice Chair, Bowen Island Municipality
3. Dan Rogers, Vice Chair, Gambier/Keats Island
4. Laura Patrick, Vice Chair, Salt Spring Island

**Members Attending:**

5. Michael Kaile, Bowen Island Municipality
6. Laura Busheikin, Denman Island
7. Jeanine Dodds, Mayne Island
8. David Maude, Mayne Island
9. Kees Langereis, Gabriola Island
10. Deb Morrison, North Pender Island
11. Jane Wolverton, Galiano Island
12. Kate-Louise Stamford, Gambier Island
13. Grant Scott, Hornby Island
14. Doug Fenton, Thetis Island
15. Alex Allen, Hornby Island (electronic1)
16. Scott Colbourne, Gabriola Island (electronic2)
17. Peter Johnston, Lasqueti Island (electronic3)
18. Timothy Peterson, Lasqueti Island (electronic4)
19. Tahirih Rockafella, Galiano Island (electronic5)
20. Peter Grove, Salt Spring Island (electronic6)
21. Paul Brent, Saturna Island (electronic7)
22. Lee Middleton, Saturna Island (electronic8)
23. Cameron Thorn, South Pender Island (electronic9) attendance as noted
24. Steve Wright, South Pender Island (electronic10) attendance as noted
25. David Critchley, Denman Island (electronic11)
26. Ben McConchie, North Pender Island (regrets)

**Staff Present:**

Russ Hotsenpiller, Chief Administrative Officer  
Clare Frater, Director, Trust Area Services  
Julia Mobbs, Director, Administrative Services  
David Marlor, Director of Local Planning Services  
Carmen Thiel, Legislative Services Manager  
Kate Emmings, Manager, Islands Trust Conservancy (electronic)  
Warren Dingman, Manager, Bylaw Compliance and Enforcement  
Lisa Wilcox, Senior Intergovernmental Policy Advisor  
Dilani Hippola, Senior Policy Advisor (electronic)  
William Shulba, Senior Freshwater Specialist (electronic)  
Lori Foster, Executive Coordinator

## Tuesday, November 30, 2021

The in-person meeting was livestreamed, recorded, and available for electronic public attendance. There was one member of the public physically present and between 2-3 electronic public present. It was noted that there were 80 livestream views on November 30<sup>th</sup>.

### **1. CALL TO ORDER / LAND ACKNOWLEDGEMENT**

Chair Luckham called the meeting to order at 1:12 p.m. stating gratitude to live and work on Coast Salish First Nations traditional and treaty territory. He acknowledged the meeting was being held on the Lekwungen speaking Peoples lands of the Songhees and Esquimalt First Nations.

There were 12 trustees present in the room and 9 participating electronically.

Trustees Dodds and Langereis arrived late, in-person, as indicated.  
Trustees Wright and McConchie sent regrets for the day.  
Trustee Thorn was absent.

#### **TC-2021-099**

**It was Moved by Trustee Luckham and Seconded by Trustee Fast,**

That TC-RWM-2021-05 be rescinded, and that Trust Council waive the requirements in section 4.4(c) of Trust Council Bylaw No. 101 to allow up to eleven (11) council members to participate electronically in the November/December 2021 regular Trust Council meeting.

**CARRIED**

### **2. APPROVAL OF AGENDA**

The following items from Executive Committee's November 30<sup>th</sup> meeting, held earlier today, were forwarded to Trust Council:

- Business case for the Gabriola LTC Biocultural and Housing Diversity Program add to item 6.2.2.4.2 and circulate associated late correspondence
- Policy Statement Amendment Project Update attachment add to item 9.1.3

**By general consent,** the agenda was approved as amended.

### **3. GENERAL BUSINESS ARISING**

#### **3.1 Consent Agenda Items**

**By general consent,** Trust Council adopted the recommendations as presented in items 3.1.1. and 3.1.2.

3.1.1 September Trust Council draft meeting minutes

The minutes be adopted as presented.

3.1.2 Resolution without Meeting Report

Receive for information.

#### **3.2 Discussion / Decision Items**

### 3.2.1 Trustee Roundtable

Trustee Dodds joined the in-person meeting at 1:57 p.m.

Trustees participated in a round table session giving updates on local trust committee (LTC) meetings, and spoke to current topics including the recent provincial state of emergency regarding the floods that wiped out parts of the Coquihalla Highway system.

## 4. EXECUTIVE

### 4.1 Consent Agenda Items

Items 4.1.1 and 4.1.2 were pulled for discussion.

#### 4.1.1 Executive Committee Work Program Report

Regarding top priority #5, preserve and protect marine ecosystems/freighter anchorage advocacy, discussion followed on the current status of 65-100% anchorage capacity which may result in loss of perishables.

Regarding top priority #3, climate change emergency, update the status as reflected in the Strategic Plan updates.

**By general consent**, the Executive Committee Work Program was approved as amended.

Trustee Langereis joined the in-person meeting at 2:26 p.m.

#### 4.1.2 Continuous Learning Plan

Discussion followed on the Continuous Learning Plan going forward and why this is not a typical item on Trust Council (TC) agendas. CAO Hotsenpiller reported that TC has indicated its wish to have such sessions outside of TC meetings.

**By general consent**, the Continuous Learning Plan was received for information.

The meeting recessed for a break at 2:35 p.m. and reconvened at 2:50 p.m.

### 4.2 Discussion / Decision Items

#### 4.2.1 Chief Administrative Officer's Report

Chief Administrative Officer (CAO) Hotsenpiller presented the report.

#### 4.2.2 Trust Council Follow-up Action List (FUAL)

The FUAL was reviewed. Discussion about workload in Trust Area Services followed.

**By general consent**, the Trust Council follow-up action list was received for information.

4.2.3 Annual Strategic Plan Update – BRF

CAO Hotsenpiller reviewed the highlights of the update briefing.

4.2.4 Strategic Plan Quarterly Report

CAO Hotsenpiller reviewed the report.

Discussion followed on:

- the lack of progress with seeking further provincial funding for Islands Trust operations,
- communications about performance measurement,
- suggestion of collaborative efforts with universities and other agencies as a strategic direction,
- asking for more funding i.e. Ontario conservation societies dealing with flooding, etc. have been getting legislative changes – 8% of their funding by Province - we currently get 2%,
- reviewing provincial funding including grants.

4.2.5 Amendments to Trust Council Policy 2.1.2 Standards of Conduct – RFD

Legislative Services Manager (LSM) Thiel spoke to the request for decision (RFD).

Technical edits were identified for amendments:

- 1.1 take the capital off policy,
- trust body is sometimes capitalized and sometimes not, fix this,
- 4.4 add an s to interest, is the word diverse needed.

Discussion on items 4.9 and 4.11.2 of the policy followed.

**TC-2021-100**

**It was Moved by Trustee Critchley and Seconded by Trustee Brent,**

That the Standards of Conduct item 2.6, “As an elected official, respect local autonomy and refrain from becoming publicly involved in the local politics or controversial issues that are local in nature in an area outside a local trust area or island municipality that they represent unless the local political issue could affect other Local Trust Areas or the Trust as a whole” be deleted.

**CARRIED**

**TC-2021-101**

**It was Moved by Trustee Middleton and Seconded by Trustee Brent,**

That the Standards of Conduct Review Panel should not be the Executive Committee, but rather a separate seven member body appointed by Trust Council with the Chair or a Vice-Chair included in the body.

**TC-2021-102**

**It was Moved by Trustee Busheikin and Seconded by Trustee Wolverton,**

That motion TC-2021-101 be amended changing the number seven to five.

**CARRIED**

**TC-2021-103**

**It was Moved by Trustee Middleton and Seconded by Trustee Brent,**

That motion TC-2021-101 be amended, that the word “appointed” be replaced by the word “elected,” adding “as a standing committee”.

**CARRIED**

Chair Luckham called the question on TC-2021-101 as amended.

**It was Moved by Trustee Middleton and Seconded by Trustee Brent,**

That the Standards of Conduct Review Panel should not be the Executive Committee, but rather a separate five member body elected as a standing committee by Trust Council with the Chair or a Vice-Chair included in the body.

**DEFEATED**

**TC-2021-104**

**It was Moved by Trustee Fast and Seconded by Trustee Langereis**

That Trust Council adopt amended, Policy 2.1.2 Standards of Conduct (attachment 1) as amended.

**CARRIED**

4.2.6 Amendments to Trust Council Bylaw No. 101 Meeting Procedures – RFD

Legislative Services Manager (LSM) Theil presented the request for decision (RFD) and answered questions.

A technical error in the track changes version 4.4 (c) says fourteen but should say ten.

**TC-2021-105**

**It was Moved by Trustee Patrick and Seconded by Trustee Morrison,**

That Islands Trust Council Bylaw No. 184, cited as “Islands Trust Council Meeting Procedures Bylaw, 2004, Amendment Bylaw No. 6, 2021” be read a first time.

**CARRIED**

**TC-2021-106**

**It was Moved by Trustee Fast and Seconded by Trustee Langereis,**

That Islands Trust Council Bylaw No. 184, cited as “Islands Trust Council Meeting Procedures Bylaw, 2004, Amendment Bylaw No. 6, 2021” be read a second time.

**CARRIED**

**TC-2021-107**

**It was Moved by Trustee Rogers and Seconded by Trustee Fenton,**

That Islands Trust Council Bylaw No. 184, cited as “Islands Trust Council Meeting Procedures Bylaw, 2004, Amendment Bylaw No. 6, 2021” be read a third time.

**CARRIED**

4.2.7 2022 Trust Council Meeting Schedule – RFD

CAO Hotsenpiller spoke to the request for decision as presented.

**TC-2021-108**

**It was Moved by Trustee Langereis and Seconded by Trustee Wolverton,**

That Trust Council adopt the following meeting dates for its 2022 schedule: March 8-10, June 21-23, September 20-22, and November 1-3.

**CARRIED**

**TC-2021-109**

**It was Moved by Trustee Wolverton and Seconded by Trustee Fenton,**

That Trust Council schedule an additional electronic meeting December 6-8, 2022.

**CARRIED**

**TC-2021-110**

**It was Moved by Trustee Morrison and Seconded by Trustee Wolverton,**

That Trust Council adopt the following meeting locations and for its 2022 schedule: March (in-person, Nanaimo), June (electronic), September (electronic), November (in-person, Victoria).

**CARRIED**

**By general consent,** the meeting recessed for the day at 5:15 p.m.

**Wednesday, December 1, 2021**

Chair Luckham reconvened the meeting at 9:03 a.m. With the exception of Trustees McConchie, Thorn, and Wright, all trustees were present.

There were 1-2 members of the public physically present and between 3 – 5 electronic public attending. It was noted there were 159 livestream views on December 1.

## 5. SELECT COMMITTEE UPDATE

Chair of the Select Committee, Trustee Middleton, gave a verbal update on the work of the consultant's interviews regarding the governance and management review.

Discussion followed on the receipt and release of the final report which is expected by February 7th.

### TC-2021-111

**It was Moved by Trustee Kaile and Seconded by Trustee Dodds,**

That the Governance Review report be received by Committee members and all trustees February 7, 2022, as a confidential document and be received in-camera with the consultants at the March council meeting for release immediately following.

**CARRIED**

## 6. ADMINISTRATIVE SERVICES

### 6.1 Consent Agenda Items

**By general consent,** Trust Council adopted the recommendations as presented in items 6.1.1. to 6.1.3.

#### 6.1.1 Financial Planning Committee Work Program Report

That Islands Trust Council approve the top priorities of the Financial Planning Committee Work Program Report.

#### 6.1.2 September 30, 2021 Quarterly Financial Report - RFD

That Islands Trust Council approve the September 30, 2021 Financial Report as presented.

#### 6.1.3 September 30, 2021 Financial Forecast - BRF

### 6.2 Discussion / Decision Items

#### 6.2.1 Administrative Services Director's Report

Director of Administrative Services (DAS) Mobbs presented the report. There were no questions.

#### 6.2.2 Proposed 2022/23 Budget to Trust Council

##### 6.2.2.1 Budget Session Outline

Chair of the Financial Planning Committee, Trustee Grove, introduced the work of the Financial Planning Committee.

DAS Mobbs spoke to the outline and how the session would progress.

##### 6.2.2.2 Budget Assumptions and Principles – BRF

DAS Mobbs presented the briefing.

Discussion followed on:

- the tracking of staff time to process applications, the current software cannot accommodate the complexities and new software would be needed,
- reporting on the average increase on taxes over 10 years.

#### 6.2.2.3 FPC Changes to the Draft 2022/23 Budget – BRF

DAS Mobbs spoke to the changes made to the draft budget at the last Financial Planning Committee meeting.

Discussion followed on funding LTC projects, surplus, and adding back the Hornby Island official community plan review.

The meeting recessed for a break at 10:25 a.m. and reconvened at 10:45 a.m.

#### 6.2.2.4 Draft Budget 2022/23 Overview – BRF

DAS Mobbs spoke to the briefing as presented.

##### 6.2.2.4.1 Numerical Budget Details

DAS Mobbs reviewed the numerical details as presented in the briefing.

It was requested that columns showing the actual spending for current fiscal and forecast for the 2022/23 budget be added back.

Discussion was heard on:

- repurposing of computers for both staff and trustees,
- that adoption of new fees bylaws may see a drop in applications,
- making space in the budget based on the outcome of the Governance Review.

##### 6.2.2.4.2 2022/23 Strategic Plan and Operating Projects - Business Cases

Regional Planning Committee (RPC) Chair, Trustee Busheikin spoke to the RPC business cases and the status of the fresh water sustainability strategy.

Director of Local Planning Services (DLPS) Marlor spoke to associated business cases and answered questions.



Trustee Colborne introduced the late item which was circulated to trustees: Business case for Gabriola Local Trust Area Biocultural and Housing Diversity Program.

Director of Trust Area Services (DTAS) Frater spoke to the project business cases as presented.

Remaining business case items were discussed after agenda item 7.

The meeting recessed for lunch at 12:03 p.m., and reconvened at 1:10 p.m.

**By general consent**, agenda item 7. Delegations and Town Hall was addressed next.

## **7. ENGAGEMENT**

Chair Luckham welcomed delegations and members of the public to the session.

### **7.1 Delegations**

#### 7.1.1 Gulf Islands Alliance - Draft Bylaw No. 183 Trust Policy Statement and Affordable Housing

Representing the Gulf Islands Alliance, Susan Yates attended in-person and spoke on affordable housing with regards to directive policies and the object of the Trust providing written recommendations to amend specific sections of draft Bylaw No. 183.

#### 7.1.2 David Dunnison - Extent of the coastal Douglas-fir Zone

David Dunnison presented a PowerPoint regarding the extent of the coastal Douglas-fir zone in the Trust Area as being artificially represented and called for more collaboration and cooperation with trans-boundary organizations.

#### 7.1.3 Stand earth - Pollution from Vessels; Exhaust Gas Cleaning Systems

Anna Barford, Canadian Shipping Campaigner with Stand.earth gave a PowerPoint presentation on the topic of vessel pollution from exhaust gas cleaning systems and asked Islands Trust to call on Transport Canada to take action on air pollution and dumping from vessels.

#### 7.1.4 Saturna Island Ratepayers and Residents Association (SIRRA) - Budget and Feedback Process

Mairead Boland spoke to her delegation submission on behalf of SIRRA requesting that last year's budget consultation results be used to inform this

year's budget and to forgo this year's public consultation survey as presented in her PowerPoint presentation.

7.1.5 Jennifer Margison - Friends of the Gulf Islands Petition

Jennifer Margison spoke to a petition submitted with 500 signatures delivered to the Salt Spring Office requesting the new Policy Statement affirm the top priority of the Islands Trust is to protect the natural environment and preserve rural character, that no further rezoning be allowed where ecosystems and water quality and quantity are threatened and, that decision making be guided by current independent scientific data, traditional Indigenous practices and, local knowledge.

7.1.6 Michael Sketch - Constructive criticism of the current implementation of Islands Trust governance with remedy for compliance with the federation structure establish in the Act

Michael Sketch read his written submission as titled addressing the governance structure of Islands Trust and presented rewritings to sections of the Policy Statement.

**7.2 Town Hall / Public Comments**

There were 14 members of the public attending electronically and two members of the public in-person.

The following speakers addressed Trust Council:

David Courtney, Salt Spring – could not connect electronically due to technical difficulties then sent an email regarding BC Ferry service for forwarding to Trustees.

Mavis Underwood, Tsawout/ WSÁNEĆ First Nations - spoke to the importance of First Nations acknowledgment in the Policy Statement and there should be greater effort to protect and acknowledge ancestral remains. She stated that First Nations have never surrendered marine territory calling on Islands Trust to work with First Nations culturally and that there not be any further development without consultation and work through the creation of an oversight committee.

Jacinthe Eastick, Gabriola – supports an official community plan review on Gabriola that addresses water sustainability, nature, forests and foreshore issues and that multi-family affordable housing be discussed with the community whether Gabriola wishes to be urbanized.

Bryan Young, Chair of Transition Salt Spring – called for collaboration with Transition Salt Spring, that Islands Trust budget for a fire ecologist as part of a coastal Douglas-fir project. Transition Salt Spring is in the process of securing grant funding supporting research for fire risk and resiliency in the Maxwell Lake watershed.

Shawna Doll, Raincoast Conservation Foundation – called on local action to address climate change asking trustees to question every decision they make as to whether it will accelerate or slow climate and ecological change.

Tobi Elliott, Gabriola – spoke in support of the request for decision being brought forward by Trustees Patrick and Colbourne regarding the housing equity and workforce shortage crisis.

Chair Luckham noted there were no further speakers and moved to address the outstanding budget items at 6.2.2.4.2

6.2.2.4.2 2022/23 Strategic Plan and Operating Projects - Business Cases

CAO Hotsenpiller spoke to the Executive Committee project budget requests as presented.

Director Mobbs requested that item 6.2.4 be addressed before item 6.2.3.

6.2.4 ITCB 2022/23 Budget Request

6.2.4.1 ITC Board Budget Request Summary

Chair of Islands Trust Conservancy (ITC), Trustee Stamford, spoke to the ITC budget requests as presented.

6.2.4.2 ITCB new staff business case

Discussion followed on the request to fund a .6 full-time employee (FTE) fund development specialist, and requesting more funding from the Province.

6.2.3 SSI LTC Special Property Tax Request

6.2.3.1 SSIWPA Special Requisition \$75,500

Received as part of the budget package for Trust Council consideration.

6.2.3.2 SSIWPA Reserve funds project: Strat plan for watersheds \$40,900

Received as part of the budget package for Trust Council consideration.

The meeting recessed for a break at 3:00 p.m., and reconvened at 3:15 p.m.

**By general consent**, item 8.2.2 was addressed next.

8.2.2 Draft Freshwater Sustainability Strategy – RFD

Director of Local Planning Services (DLPS) Marlor introduced Kirk Stinchcombe, Econics Managing Director, contracted to assist in the development of a freshwater sustainability strategy.

Mr. Stinchcombe acknowledged the contributions of staff and trustees then spoke to the strategy.

Discussion followed.

**TC-2021-112**

**It was Moved by Trustee Busheikin and Seconded by Trustee Fenton**

That Islands Trust Council receive the Freshwater Sustainability Strategy.

**CARRIED**

**TC-2021-113**

**It was Moved by Trustee Busheikin and Seconded by Trustee Wolverton,**

That Islands Trust Council request that the 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.

**CARRIED**

**By general consent,** Trust Council addressed item 6.2.2.4.2.

6.2.2.4.2      2022/23 Strategic Plan and Operating Projects -  
Business Cases

Chair Luckham requested Trust Council address any amendments to the draft budget as presented.

**TC-2021-114**

**It was Moved by Trustee Colbourne and Seconded by Trustee Rogers,**

That Trust Council include the “Gabriola Local Trust Area Biocultural and Housing Diversity Program” in the draft budget and public consultation process for fiscal year 2022/2023.

**DEFEATED**

**TC-2021-115**

**It was Moved by Trustee Scott and Seconded by Trustee Allen,**

That the \$15,000 for the Hornby Island Official Community Plan Review be put back into the 2022/2023 draft budget.

**CARRIED**

**TC-2021-116**

**It was Moved by Trustee Busheikin and Seconded by Trustee Fenton,**

That the Freshwater Sustainability Reporting Program, with a budget of \$41,000, be included in the Islands Trust 2022/2023 draft budget.

**DEFEATED**

**By general consent,** Trust Council addressed item 9.2.2 next.

9.2.2 Presentation on Upcoming Water Licensing Deadline for Existing Non-Domestic Groundwater Users - Session Outline

Senior Freshwater Specialist Shulba introduced the presentation.

Ted White, Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLNRORD) and Julia Berardinucci, Ministry of Environment and Climate Change Strategy (ENV) presented a PowerPoint about new requirements for licencing of existing non-domestic groundwater users to help build awareness for Trust Council and residents across the Islands Trust Area about the March 1, 2022 deadline.

Trustee Scott left the meeting at 4:40 p.m.

Discussion followed, it was noted a webinar from Trust Area Services is in the works.

**By general consent,** the meeting recessed for the day at 5:20 p.m.

**Thursday, December 2, 2021**

At 9:00 a.m., Chair Luckham reconvened the meeting. All trustees were present with the exception of Trustees Thorn and McConchie.

It was noted that there were 63 livestream views on December 2.

**10. CLOSED MEETING**

At 9:02 a.m., the meeting was closed to the public.

**TC-2021-117**

**It was Moved by Trustee Fast and Seconded by Trustee Wolverton,**

That the Islands Trust Council meeting be closed to the public subject to Section 90(1) of the Community Charter in order to consider matters related to (c) labour relations or other employee relations and that staff be invited to attend the closed session.

**CARRIED**

At 9:20 a.m., the meeting was reopened to the public.

**By general consent**, Chair Luckham resumed the agenda beginning at item 8.

**8. LOCAL PLANNING SERVICES**

**8.1 Consent Agenda Items**

**By general consent**, Trust Council adopted the recommendation presented in item

8.1.1. Regional Planning Committee Work Program Report

That Islands Trust Council approve the top priorities of the Regional Planning Committee Work Program Report.

**8.2 Discussion \ Decision Items**

8.2.1 Local Planning Services Director's Report

Director of Local Planning Services (DLPS) Marlor summarized the report.

8.2.2 Draft Freshwater Sustainability Strategy – RFD

This item was addressed after item 6.2.3 on December 1.

Trustee Thorn joined the meeting at 9:30 a.m.

8.2.3 Amendments to Trust Council Policy 5.5.1 Bylaw Compliance and Enforcement – RFD

Bylaw Compliance and Enforcement Manager Dingman presented the request for decision (RFD).

**TC-2021-118**

**It was Moved by Trustee Fast and Seconded by Trustee Wolverton,**

That Trust Council adopt revised Policy 5.5.1 Bylaw Compliance and Enforcement as presented in (attachment 1.)

**CARRIED**

**9. TRUST AREA SERVICES**

**9.1 Consent Agenda Items**

Item 9.1.3 was pulled from the consent agenda for discussion.

**By general consent**, Trust Council adopted the recommendations as presented in items 9.1.1 to 9.1.2.

9.1.1 Trust Area Services Work Program Report

That Islands Trust Council approves the top priorities of the Trust Programs Committee Work Program Report.

9.1.2 Legislative Monitoring Report - BRF

Received for information.

9.1.3 Policy Statement Amendment Project Update - BRF

Discussion regarding adding more work to the project given it may not receive first reading before end of term of office was heard.

**By general consent**, the briefing was received for information.

**9.2 Discussion / Decision Items**

9.2.1 Trust Area Services Director's Report

Director of Trust Area Services spoke to the report.

9.2.3 Engagement and Intergovernmental Relations between Islands Trust, First Nations and Other Agencies Quarterly Report August 2021 to mid-November 2021

Senior Intergovernmental Policy Advisor (SIPA) Wilcox presented the report.

Discussion followed on a timeframe for completion of the cultural heritage overlay mapping project and its progress.

9.2.4 Islands Trust Conservancy Report

Chair of Islands Trust Conservancy, Trustee Stamford, spoke to the report including staffing and funding updates.

9.2.5 Nighthawk Hill NAPTEP Expansion Application, North Pender Island Local Trust Area – RFD

Chair of Islands Trust Conservancy, Trustee Stamford, presented the request for decision.

**TC-2021-119**

**It was Moved by Trustee Stamford and Seconded by Trustee Morrison,**

That the Islands Trust Council approves the amendment of the NAPTEP Certificate for the covenanted portion of the property described as PID 001-081-110, Lot 38, Section 7, Pender Island, Cowichan District, Plan 32261, Except Part in Plan 35333, to extend the Certificate to cover the increased protection area, and to reference the registration number of the new conservation covenant and survey plan that will be registered.

**CARRIED**

Trustee Thorn left the meeting at 10:00 a.m.

**TC-2021-120**

**It was Moved by Trustee Stamford and Seconded by Trustee Morrison**

That the Islands Trust Council requests the Secretary to issue a new NAPTEP Certificate for the covenanted portion of the property described as PID 001-081-110, Lot 38, Section 7, Pender Island, Cowichan District, Plan 32261, Except Part in Plan 35333, to reflect the approved amendment, subject to registration of a conservation covenant and completion of a baseline inventory report consistent with the standards developed for NAPTEP

**CARRIED**

9.2.6 Livingstone Forest NAPTEP Certificate, Lasqueti Island – RFD

Chair of Islands Trust Conservancy, Trustee Stamford, presented the request for decision.

**TC-2021-121**

**It was Moved by Trustee Stamford and Seconded by Trustee Fenton**

That the Islands Trust Council request the Secretary issue a Natural Area Protection Tax Exemption Certificate for the covenanted portion of the property described as PID 000-009-474, the west 1/2 of the south east 1/4 of section 21, Lasqueti Island, Nanaimo District, Except parts in Plans 17116 and 30313, subject to registration of a conservation covenant and completion of a baseline inventory report consistent with the standards developed for NAPTEP.

**CARRIED**

9.2.7 Reinstatement of Islands Trust Community Stewardship Awards Program – RFD

Director of Trust Area Services (DTAS) Frater presented the request for decision.



**TC-2021-122**

**It was Moved by Trustee Morrison and Seconded by Trustee Wolverton,**  
That the Islands Trust Council reinstate the Community Stewardship Awards Program beginning January 2022.

**CARRIED**

**TC-2021-123**

**It was Moved by Trustee Morrison and Seconded by Trustee Wolverton,**  
That the Islands Trust Council amend the Administration of the Community Stewardship Awards Program policy (2.1.11) to clarify that the program will now be offered in the final year of each term.

**CARRIED**

The meeting recessed for a break at 10:17 a.m. and reconvened at 10:32 a.m. It was noted there were three members of the public attending electronically and one in-person.

**By general consent,** Trust Council addressed further amendments to the draft budget under item 6.2.2.4.2.

6.2.2.4.2      2022/23 Strategic Plan and Operating Projects - Business Case

**TC-2021-124**

**It was Moved by Trustee Wolverton and Seconded by Trustee Morrison,**

That the Climate Indicators Project for \$25,000 be included in the Islands Trust 2022/2023 draft budget.

**CARRIED**

**TC-2021-125**

**It was Moved by Trustee Critchley and Seconded by Trustee Colbourne,**

That Trust Council remove from the draft budget the item for new trustee computers for \$14,900.

**DEFEATED**

**TC-2021-126**

**It was Moved by Trustee Grove and Seconded by Trustee Stamford,**

That Trust Council approve the draft 2022/23 budget as amended for public consultation.

**CARRIED**

**By general consent,** year-end staff recognition awards were acknowledged.

Staff Recognition is awarded by staff peers on outstanding work and accomplishments throughout the year.

The following awards were presented:

- Innovation Award for work on Policy Statement strategic goals – Director of Local Planning Services, David Marlor
- Legacy Award to Legislative Services Manager, Carmen Thiel.

**11. RISE AND REPORT**

Chair Luckham reported from the closed meeting that the minutes of the September Trust Council meeting were adopted.

**12. NEW BUSINESS**

Trustee Maude left the meeting at 11:30 a.m.

**12.1 Housing Equity and Workforce Shortage Crisis - Trustee RFD**

Trustee Colbourne spoke to the request for decision.

**TC-2021-127**

**It was Moved by Trustee Patrick and Seconded by Trustee Wolverton,**  
That the Islands Trust Council declare that a Housing Equity and Workforce Shortage Crisis exists in many of the islands within the Islands Trust Area.

**CARRIED**

**TC-2021-128**

**It was Moved by Trustee Colbourne and Seconded by Trustee Patrick,**

That Islands Trust Council:

Make the following recommendations to British Columbia’s Lieutenant Governor in Council, in accordance with S. 8(2)(e) of the Islands Trust Act;

1) That the Province of British Columbia develop the necessary mechanisms to create, fund, govern, and administer an Islands Housing Authority-type entity that will develop housing solutions across the Islands Trust area that:

- a. Support equitable access to housing as a fundamental human right and an act of Reconciliation with First Nations and Indigenous Peoples;
- b. recognize that there is critical need for a diversity of housing across the Islands Trust Area, and that the islands are particularly lacking in purpose-built rental housing;
- c. fosters preservation and protection of at-risk ecosystems, cultural heritage sites, and large tracts of forests and farmland;
- d. recognize that intensifying development of new single-user, market-valued homes poses a clear threat to the natural environment and cultural heritage sites, and is not the best use of the remaining residential land on the islands;
- e. recognize that compact and clustered residential development can make more efficient use of land, resources and infrastructure, produce lower greenhouse gas emissions, and be more affordable than resource-intensive single-user homes;
- f. support a socially and economically diverse population and healthy communities across the Islands Trust Area;
- g. allow for islands within the current Islands Trust area to opt into the entity.

**TC-2021-129**

**It was Moved by Trustee Busheikin and Seconded by Trustee Colbourne,**

Amend motion TC-2021-128 by adding:

- h. recognize the value of island specific solutions, traditions and approaches to providing housing options.

**CARRIED**

**TC-2021-130**

**It was Moved by Trustee Morrison and Seconded by Trustee Dodds,**

That we refer the motion on the table (TC-2021-128) to the Regional Planning Committee for further consideration.

**CARRIED**

It was discussed that the intent of the referral motion to Regional Planning Committee could bring improvements to the motion for consideration at March Trust Council.

Trustee Dodds left the meeting at 12:18 p.m.

**13. SUMMARY / UPDATES**

**13.1 Trustee Updates**

**13.1.1 BC Ferries (Ferry Advisory Committee Chairs)**

Trustee Colbourne noted ferry service issues due to staff shortages have occurred for all routes. Trustee Grove will circulate an information piece to trustees from the Driftwood newspaper regarding Route 6.

### 13.1.2 First Nations

13.1.2.1 Xwe'etay/Lasqueti Archaeology Project - Trustee Johnston  
Received for information.

13.1.3 Gulf Islands National Park Reserve Advisory Committee - None

13.1.4 Salt Spring Island Watershed Protection Alliance (SSIWPA) - None

13.1.5 Atl'ka7tsem/Howe Sound Community Forum - None

13.1.6 Southern Gulf Islands Forum - None

13.1.7 Baynes Sound Forum - None

13.1.8 Freighter Anchorages Update - Trustee Fenton Report - None

## 13.2 **Priorities Chart**

Received for information.

## 13.3 **Proposed March 2022 Trust Council Program**

It was discussed that the Select Committee conversation be on the first day of March Trust Council and that former trustees from the Gabriola and possibly Lasqueti committees be invited to March Trust Council.

## 13.4 **Disposition of Delegations and Town Hall Requests**

### **TC-2021-131**

**It was Moved by Trustee Critchley and Seconded by Trustee Busheikin,**

That Trust Council request staff to review the language used in the website and publications to ensure accuracy regarding the extent of the Coastal Douglas-fir ecosystem, with consultation with Province of BC staff experts as necessary.

**CARRIED**

### **TC-2021-132**

**It was Moved by Trustee Johnston and Seconded by Trustee Langereis,**

That staff be asked to report on the veracity of the data presented by SIRRA on budget feedback and process, and that if it is substantially accurate and correct, that we not use the same budget feedback process this year.

**DEFEATED**

**TC-2021-133**

**It was Moved by Trustee Morrison and Seconded by Trustee Rogers,**

That the Trust Council refer delegation items 7.1.1 Gulf Islands Alliance - Draft Bylaw No. 183 Trust Policy Statement and Affordable Housing and, 7.1.5 Jennifer Margison - Friends of the Gulf Islands Petition to the Trust Programs Committee for consideration as part of the Trust Policy Statement Project.

**CARRIED**

**TC-2021-134**

**It was Moved by Trustee Fenton and Seconded by Trustee Langereis,**

That the Chair write a letter to "Transport Canada to take action on air pollution and dumping from vessels, including stopping the use of scrubbers, mandating the fuel standard without the scrubber work around, as California has done include requiring or incentivize the use of marine gas oil, instead of HFO with scrubbers, in advocacy conversations on oil spill clean up and anchorages.

**CARRIED**

**14. STRATEGIC PLAN (Amendments) – None**

**15. CORRESPONDENCE**

**15.1 M. Leichter letter dated October 23, 2021 re: Residential Floor Area Ratio Review Model Bylaw Report March 2021**

Regional Planning Committee has also received the correspondence.

**16. NEXT MEETING**

Chair Luckham acknowledged requests for appointments to the Regional Planning and Trust Programs Committees that interested trustees send an email to the chair and ratification would follow by resolution without meeting.

The next Trust Council meeting is scheduled to be held in-person in Nanaimo, March 8-10, 2022.

**17. ADJOURNMENT**

**By general consent,** the meeting adjourned at 12:46 p.m.

---

**Peter Luckham, Chair**

**Certified Correct**

---

**Lori Foster, Executive Coordinator/Recorder**