



## **Trust Programs Committee Minutes of a Regular Meeting**

**Date:** April 16, 2025  
**Location:** Electronic Meeting

**Members Present:** Kristina Evans, Chair/South Pender Island Local Trust Area (LTA) Trustee  
Tobi Elliott, Gabriola Island LTA Trustee  
Sue Ellen Fast, Bowen Island Municipal Trustee  
Lisa Gauvreau, Galiano Island LTA Trustee  
David Graham, Denman Island LTA Trustee  
David Maude, Mayne Island LTA Trustee  
Tim Peterson, Lasqueti Island LTA Trustee (EC Representative)  
Susan Yates, Gabriola Island LTA Trustee  
Laura Patrick, Islands Trust Council Chair and Salt Spring Island LTA Trustee (Ex Officio)

**Member Regrets** Alex Allen, Vice-Chair/Hornby Island LTA Trustee  
Deb Morrison, North Pender Island LTA Trustee

**Members Absent:** Jamie Harris, Salt Spring Island LTA Trustee

**Staff Present:** Rueben Bronee, Chief Administrative Officer  
Clare Frater, Director, Trust Area Services  
Stefan Cermak, Director, Planning Services  
David Marlor, Director, Legislative and Information Services  
Joe Elliott, Senior Indigenous Relations Advisor  
William Shulba, Senior Freshwater Specialist  
Chloë Straw, Program Coordinator  
Jason Youmans, Senior Policy Advisor  
Robert Barlow, Legislative Services Clerk/Recorder

### **1. CALL TO ORDER**

Chair Evans called the meeting to order at 10:00 a.m. and acknowledged that attendees of the meeting were in locations across the territories of the Coast Salish people. Trustees and Staff introduced themselves.

### **2. AGENDA**

#### **2.1 Review of Agenda**

The following addition to the agenda was presented for consideration:

- a late delegation request from Patricia Pearson, Constituency Outreach, Office of Rob , MLA for Saanich North and the Islands, who would like to be a delegate representing the Southern Gulf Islands Forum – to be agenda item 4.2 under Delegations.

**ADOPTED**

**TPC-2025-019**

**It was MOVED and SECONDED,**

that Trust Programs Committee approve the late delegation request of Patricia Pearson representing the Southern Gulf Islands Forum.

**CARRIED**

**2.2 Approval of Agenda**

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

**3. PUBLIC COMMENT PERIOD**

No member of the public was present.

**4. DELEGATIONS**

**4.1 Ruth Simons, Executive Director, Átl'ka7tsemHowe Sound Biosphere Region Initiative Society**

Ruth was not present at the meeting at the time this agenda item was addressed. She joined the meeting later in the agenda.

**4.2. Patricia Pearson, Constituency Outreach, Office of Rob Botterell, MLA for Saanich North and the Islands, representing the Southern Gulf Islands Forum**

Patricia Person described the value of the Southern Gulf Islands Forum.

**5. CORRESPONDENCE**

None

**6. ADMINISTRATIVE COORDINATION**

**6.1 Draft Minutes of Previous Meeting**

6.1.1 Trust Programs Committee (TPC) Minutes of February 12, 2025

**By general consent** the minutes were approved as presented.

6.1.2 Trust Programs Committee (TPC) Minutes of April 2, 2025

**By general consent** the minutes were approved as presented.

**6.2 Resolutions Without Meeting**

None.

## **ADOPTED**

The Committee returned to agenda item 4.1 as Ruth Simons arrived in the meeting at 10:29 a.m.

### **4.1. Ruth Simons, Executive Director, Átl'ka7tsemHowe Sound Biosphere Region Initiative Society**

Ruth Simons described the value of the Society. She noted that Islands Trust contributes to approximately 10% of their total budget.

The Committee then continued with the agenda as presented.

### **6.3 Follow Up Action List**

Director Frater spoke to the FUAL items that were in progress. Committee discussion included:

- There are no guidelines available to support the Committee in ranking importance or setting priorities of the applications that are received in regards to the Secretariat Service.
- The Committee deferred further discussion of the request for staff to provide suggestions for criteria for future Secretariat Services applications to the next regular meeting and requested to review the Secretariat Services policy at that time.

## **7. BUSINESS - WORK PROGRAM ITEMS**

### **7.1 Secretariat Services to Coordination Groups in the Trust Area - Request For Decision**

Director Frater introduced the Request For Decision. Committee discussion included the value of the program to all the groups.

#### **TPC-2025-020**

**It was MOVED and SECONDED,**

that Trust Programs Committee allocate for fiscal year 2025/26:

- \$1,800 to support the coordination of the Rural Island Economic Partnership,
- \$2,500 to support the coordination of the Baynes Sound Lambert Channel Ecosystem Forum,
- \$3,000 to support the coordination of the Coastal Douglas-fir Conservation Partnership,
- \$4,000 to support the coordination of the Átl'ka7tsem/Howe Sound Community Forum, and
- \$3,000 to support the coordination of the Southern Gulf Islands Forum.

**CARRIED**

### **7.2 Housing Policy Options – Policy Statement Amendment Project - Request For Decision**

Senior Policy Advisor Youmans introduced the Request For Decision. Committee discussion included:

- possibility of adding the word “size” to the definition of housing diversity

## ADOPTED

- possibility of deleting the word “traditional”, or replacing it with “conventional”, in 3.4.11 Clustered Small Dwelling Units
- potential policies to support buildings homes with local and alternative materials and methods
- use of the terms “homeplate”, “building envelope” and “clustering”
- zoning is a tool to control use and density of development, not form and character of that development
- the challenge of housing agreements with non-profit societies in the context of rapidly changing economic situations
- use of the word “attainability” rather than “affordable”

The Committee recessed at 12:04 p.m. and resumed at 12:50 p.m.

Committee discussion continued:

- consideration whether potential policy 3.4.9 Existing Development Potential should be advisory or directive

### **TPC-2025-021**

**It was MOVED and SECONDED,**

that Trust Programs Committee recommend to Trust Council that the section titled Directive Policies – Housing in the draft Policy Statement be revised in accordance with Appendix 2 to the Request For Decision provided to Trust Programs Committee at its meeting of April 16, 2025, as amended by:

- In 3.4.11, replace the word “traditional” with “conventional”
- In 3.4.15, replace the word “ensure that” with “encourage” and add the word “that” after the word “development”.

**CARRIED**

### **TPC-2025-022**

**It was MOVED and SECONDED,**

that Trust Programs Committee recommend to Trust Council that a new definition of “Housing Diversity” be added to the draft Policy Statement glossary as follows: “Housing diversity refers to the range of housing types and tenures in a community that allow people to find appropriate housing as their needs change over time and at all stages of life.”

**CARRIED**

### **TPC-2025-023**

**It was MOVED and SECONDED,**

that Trust Programs Committee recommend to Trust Council that draft directive policy 3.4.2 be revised to read as follows:

#### **3.4.2 Growth Management**

Manage community growth and its associated impacts by directing residential, commercial and industrial development into suitable locations to prevent

**ADOPTED**

sprawl, relieve growth pressures in surrounding rural areas, and to help safeguard protected area networks.

**CARRIED**

**TPC-2025-024**

**It was MOVED and SECONDED,**

that Trust Programs Committee recommend to Trust Council that a new advisory policy 3.4.9 be added to the Managing Growth and Development section as follows:

**3.4.9 - Existing Development Potential**

Identify land where existing development potential is not suitable and consider policy and/or regulatory options to reduce development potential or minimize the impacts of future development.

**CARRIED**

**TPC-2025-025**

**It was MOVED and SECONDED,**

that Trust Programs Committee request staff to provide advice regarding policy options to support housing for Indigenous Peoples in the draft Policy Statement.

**CARRIED**

**TPC-2025-026**

**It was MOVED and SECONDED,**

that Trust Programs Committee recommend to Trust Council that a new advisory policy 3.4.17 be added to the Transportation section as follows:

**3.4.17 – Transportation Network Vulnerabilities**

Cooperate with relevant agencies to identify parts of the local transportation network at risk of damage or deterioration and participate in planning to address mitigation or infrastructure relocation where necessary.

**CARRIED**

**7.3 Saltwater Intrusion Policy - Request For Decision**

Senior Policy Advisor Youmans presented the Request For Decision. Committee discussion included:

- use of the words “restrict development”
- the difficulty of restoring wells once saltwater has intruded
- the potential impact on one well experiencing saltwater intrusion on neighbouring wells

**TPC-2025-027**

**It was MOVED and SECONDED,**

that Trust Programs Committee recommend that Trust Council add a new Directive Policy 3.5.4 to the draft Policy Statement as follows:

**3.5.4 Saltwater Intrusion**

**ADOPTED**

Identify areas at elevated risk of saltwater intrusion and restrict development serviced by groundwater within them.

**CARRIED**

Committee discussion continued:

- Senior Freshwater Specialist Shulba provided a summary of the development of some Freshwater directive and advisory policies

**7.4 Islands Trust Policy Statement Draft Bylaw No. 183 - Discussion**

Not addressed.

**8. BUSINESS - NEW**

None.

**9. NEXT MEETING**

Tuesday, April 29, 2025, from 9:00 a.m. to 2:00 p.m., electronic (Zoom) meeting

**11. CLOSED MEETING**

The meeting was not closed.

**12. RISE AND REPORT**

As the meeting was not closed, there was no need to consider this.

**13. ADJOURNMENT**

**By general consent** the meeting adjourned at 2:57 p.m.

---

Kristina Evans, Chair

Certified Correct:

---

Robert Barlow, Legislative Services Clerk/Recorder