



## Regional Planning Committee Minutes of a Special Meeting

- Date:** October 8, 2020  
**Location:** Electronic Meeting
- Members Present:** Laura Busheikin, Chair  
David Maude, Vice Chair  
Timothy Peterson, Local Trustee  
Laura Patrick, Executive Committee Representative  
Jeanine Dodds, Local Trustee  
Kees Langereis, Local Trustee  
Kate-Louise Stamford, Local Trustee  
Peter Luckham, Ex Officio Member
- Regrets:** Jane Wolverton, Local Trustee
- Staff Present:** David Marlor, Director, Local Planning Services  
Narissa Chadwick, Island Planner  
William Shulba, Senior Freshwater Specialist  
Robert Barlow, Legislative Services Clerk/Recorder

### 1. CALL TO ORDER

The meeting was called to order at 10:01 a.m. Chair Busheikin acknowledged the meeting was being held on Coast Salish traditional and treaty territory.

### 2. APPROVAL OF AGENDA

#### 2.1 New Items and Re-ordering of the Agenda

The following additions were presented for consideration:

- Item 7.1 – Posting of Regional Planning Committee electronic meetings to the Islands Trust website – RFD
- Item 7.2 – Regulation of Cannabis Production

The following amendment was presented for consideration:

- Item 5.1 – Remove the Business Case titled “Develop model bylaws that use floor area ratio as a density metric for consideration of implementation in local trust area land use bylaws” and replace with the Business Case titled “Develop model density bonus bylaws for consideration of implementation in local trust area land use bylaws”.

**ADOPTED**

**2.2 Approval of Agenda**

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

**3. TOWN HALL AND DELEGATIONS**

None

**4. ADOPTION OF MINUTES/COORDINATION**

**4.1 Minutes of Meetings**

4.1.1 Local Planning Committee Minutes of September 3, 2020

**By general consent** the Local Planning Committee Minutes of September 3, 2020, were approved as presented.

**4.2 Resolutions Without Meeting**

None

**4.3 Follow-up Action List (FUAL)**

Director Marlor reviewed the FUAL, speaking to the items that are in progress.

**5. WORK PROGRAM ITEMS**

**5.1 Regional Planning Committee Budget and Work Program for FY2021/22 – Business Cases**

**RPC-2020-060**

**It was MOVED and SECONDED,**

that Regional Planning Committee forward to the Financial Planning Committee for inclusion in the Fiscal Year 2021/22 the business case for Strategic Plan Item No. 2 - to create a model development permit area for Local Trust Committee-Bowen Island Official Community Plans bylaws to protect Coastal Douglas-fir zones throughout the Trust Area.

**CARRIED**

**RPC-2020-061**

**It was MOVED and SECONDED,**

## ADOPTED

that Regional Planning Committee forward to the Financial Planning Committee for inclusion in the Fiscal Year 2021/22 the business case for Strategic Plan Item No. 5 - to continue to map the extent of eelgrass and kelp beds throughout the Trust Area.

**CARRIED**

### **RPC-2020-062**

**It was MOVED and SECONDED,**

that Regional Planning Committee forward to the Financial Planning Committee for inclusion in the Fiscal Year 2021/22 the business case for Strategic Plan Item No. 9 - to develop a model land use regulation regarding freshwater sustainability including groundwater, rainwater catchment and greywater recycling.

**CARRIED**

### **RPC-2020-063**

**It was MOVED and SECONDED,**

that Regional Planning Committee forward to the Financial Planning Committee for inclusion in the Fiscal Year 2021/22 the business case for Strategic Plan Item No. 16 - to implement the high priority action outlined in the Affordable Housing in the Trust Area: Strategic Actions for Islands Trust previously referred by Trust Council: Develop model density bonus bylaws for consideration of implementation in local trust area land use bylaws.

**CARRIED**

## **5.2 Manage Trust Council Strategic Plan Items**

### **5.2.1 Eelgrass Mapping**

Director Marlor indicated that the project is currently going through the Request for Proposal process.

### **5.2.2 Shoreline Review**

Director Marlor indicated that the Request for Proposal process for the project is expected to be initiated by the end of November.

### **5.2.3 Freshwater Sustainability Strategy**

Discussion was deferred to the In Camera portion of the meeting.

### **5.2.4 Groundwater Mapping - Briefing**

## ADOPTED

Senior Freshwater Specialist Shulba presented the briefing which provided an update of the peer and professional review process of the Southern Gulf Islands Groundwater Sustainability Strategy. He noted that Trust Council had resolved to add to the 2020-21 budget the 'Northern Islands Groundwater Sustainability Strategy,' with an amount of \$50,000, and that work on this project not commence until products of the Southern Groundwater Mapping Project have been peer reviewed and deemed useful by the Regional Planning Committee.

### **RPC-2020-064**

**It was MOVED and SECONDED,**

that Regional Planning Committee has reviewed the Southern Groundwater Mapping Project Peer Review briefing dated Oct 8, 2020, and is satisfied with the usefulness of the project.

### **RPC-2020-065**

**It was MOVED and SECONDED,**

that the motion be amended by replacing the words "with the usefulness of the project" with "that the mapping should proceed on Denman, Hornby and Gabriola and that staff be requested to prepare a report to describe the potential uses of this mapping".

**CARRIED**

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

**CARRIED**

#### 5.2.5 Develop Model Density Bonus Bylaws

### **RPC-2020-066**

**It was MOVED and SECONDED,**

that language in the Business Case for "develop model bylaws for density bonusing" be amended so that references to creating or supporting affordable housing be changed to "increasing options to create affordable and attainable housing that is consistent with the Islands Trust mandate".

**CARRIED**

### **RPC-2020-067**

**It was MOVED and SECONDED,**

that Regional Planning Committee direct staff to add an item on the next Regional Planning Committee agenda to discuss housing options.

**CARRIED**

## 5.3 Application Processing Services

**ADOPTED**

Director Marlor stated that a draft model fees bylaw will be presented at the next scheduled Committee meeting.

**6. BUSINESS**

**6.1 Ecosystem-Based Management (EBM) Webinar**

Regional Planning Committee members will be invited to a training session in regards to EBM that will occur from 10:30 to noon on November 5, 2020.

The meeting was recessed at 12:00 p.m. and resumed at 12:27 p.m.

**7. NEW BUSINESS**

**7.1 Posting of Regional Planning Committee electronic meetings to the Islands Trust website**

**RPC-2020-068**

**It was MOVED and SECONDED,**

that Regional Planning Committee post their electronic recordings to the Islands Trust website.

**CARRIED**

**7.2 Regulating Cannabis Production**

Trustee Patrick noted that Islands Trust has limited ability to regulate Cannabis production. It was suggested that options could be developed incrementally as individual LTCs adopt bylaws or that the Committee could submit a budget request to develop a model Cannabis production bylaw to be considered by LTCs. The discussion is to be continued at the next Committee meeting.

**8. WORK PROGRAM**

**8.1 Regional Planning Committee Work Program**

Director Marlor reviewed the Work Program. He commented that, in regards to Priority #1, Application Processing Services Update, the new Planning Technician position will be starting soon. It was suggested that the Projects list will need to be updated for the next meeting as a number of resolutions made at the current meeting will impact that list.

**9. CLOSED MEETING**

**ADOPTED**

**RPC-2020-069**

**It was MOVED and SECONDED,**

that Regional Planning Committee close the meeting to the public subject to Section 90(1)(k) of the Community Charter in order to consider matters related to negotiations and related discussions respecting the proposed provision of a service that are at their preliminary stages and that, in the view of the Committee, could reasonably be expected to harm the interests of Islands Trust if they were held in public; and that staff be asked to attend the meeting.

**CARRIED**

Committee closed the meeting at 12:50 p.m. and reconvened in open meeting at 1:43 p.m.

**10. RISE AND REPORT**

None

The Committee returned to Item #5.1.

**5.1 Regional Planning Committee Budget and Work Program for FY2021/22 – Business Cases**

**RPC-2020-070**

**It was MOVED and SECONDED,**

that Regional Planning Committee forward to the Financial Planning Committee for inclusion in the Fiscal Year 2021/22 the business case for Strategic Plan Item No. 8 - to finish mapping and develop water budgets for groundwater aquifers in the Trust Area.

**CARRIED**

**RPC-2020-071**

**It was MOVED and SECONDED,**

that Regional Planning Committee advise Financial Planning Committee to include a placeholder in the 2021/22 budget of \$30,000 for the Freshwater Sustainability Strategy.

**CARRIED**

**11. NEXT MEETING**

Monday, November 9, 2020 from 10:00 a.m. to 2:00 p.m.

**ADOPTED**

**12. ADJOURNMENT**

**By general consent** the meeting adjourned at 2:00 p.m.

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Laura Busheikin, Chair

Certified Correct:

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Robert Barlow, Legislative Services Clerk/Recorder